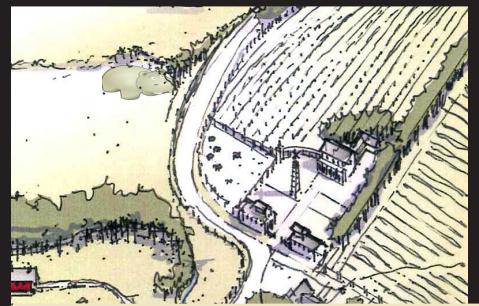


HUTTO, TX

S M A R T C O D E



T1



T2



T3



T4



T5

HUTTO, TEXAS

SMARTCODE

CITY COUNCIL MEMBERS

MAYOR PRO-TEM DAVID BEGIER • DEBBIE HOLLAND • FELIX MADRID
RONNIE QUINTANILLA - PEREZ • TINA SLAYTON • JASON WIRTH

PLANNING & ZONING COMMISSION

MAUREEN ROOKER • KYLE SEARS • LOUIS WARD • MAX YESTE • CASSANDRA HOLMES •
PAUL PRINCE

HISTORIC PRESERVATION COMMISSION

JEFF PHILLIPS • SUE BERIDON • SARAH TOBER • ROBERT TOBER • CARMEN TYDINGS

CITY STAFF

CITY MANAGER: ED BROUSSARD
COMMUNITY DEVELOPMENT DIRECTOR: MATTHEW LEWIS
FINANCE DIRECTOR: LAURIE BREWER
PARKS DIRECTOR: MIKE HEMKER
PUBLIC WORKS: SCOT STROMSNES
POLICE CHIEF: HAROLD THOMAS
PLANNING MANAGER: DAN TASMAN
PLANNERS: WILL GUERIN & JEFF SABIN
CITY ENGINEER: MATT BUSHAK

CONSULTANTS

PLACEMAKERS INTERNATIONAL
ERO ARCHITECTS
GATEWAY PLANNING GROUP INC.

ARTICLE 1. GENERAL TO ALL PLANS

- 1.1 AUTHORITY
- 1.2 APPLICABILITY
- 1.3 INTENT
- 1.4 PROCESS
- 1.5 WARRANTS AND VARIANCES
- 1.6 INCENTIVES

ARTICLE 2. RESERVED
ARTICLE 3. NEW COMMUNITY SCALE PLANS

- 3.1 INSTRUCTIONS
- 3.2 SEQUENCE OF COMMUNITY DESIGN
- 3.3 COMMUNITY UNIT TYPES
- 3.4 TRANSECT ZONES
- 3.5 CIVIC ZONES
- 3.6 SPECIAL DISTRICTS
- 3.7 THOROUGHFARE STANDARDS
- 3.8 DENSITY CALCULATIONS
- 3.9 SPECIAL REQUIREMENTS

ARTICLE 4. INFILL SCALE PLANS

- 4.1 INSTRUCTIONS
- 4.2 OLD TOWN REGULATING PLAN
- 4.3 TRANSECT ZONES
- 4.4 CIVIC ZONES
- 4.5 SPECIAL DISTRICTS
- 4.6 PRE-EXISTING CONDITIONS
- 4.7 SPECIAL REQUIREMENTS
- 4.8 THOROUGHFARE STANDARDS

ARTICLE 5. BUILDING SCALE PLANS

- 5.1 INSTRUCTIONS
- 5.2 PRE-EXISTING CONDITIONS
- 5.3 SPECIAL REQUIREMENTS
- 5.4 CIVIC ZONES
- 5.5 SPECIFIC TO T1 NATURAL ZONE
- 5.6 BUILDING DISPOSITION
- 5.7 BUILDING CONFIGURATION
- 5.8 BUILDING FUNCTION
- 5.9 PARKING AND DENSITY CALCULATIONS
- 5.10 PARKING LOCATION STANDARDS
- 5.11 LANDSCAPE STANDARDS
- 5.12 SIGNAGE STANDARDS

ARTICLE 6. STANDARDS AND TABLES

- TABLE 1 TRANSECT ZONE DESCRIPTIONS

- TABLE 1A OLD TOWN TRANSECT ZONE DESCRIPTIONS

- TABLE 3A VEHICULAR LANE DIMENSIONS

- TABLE 3B-I VEHICULAR LANE & PARKING ASSEMBLIES: GREENFIELD

- TABLE 3B-II VEHICULAR LANE & PARKING ASSEMBLIES: OLD TOWN

- TABLE 4A PUBLIC FRONTAGES - GENERAL

- TABLE 4B PUBLIC FRONTAGES - SPECIFIC

- TABLE 4C THOROUGHFARE ASSEMBLIES

- TABLE 5 PUBLIC LIGHTING

- TABLE 6 PUBLIC PLANTING

- TABLE 7 PRIVATE FRONTAGES

- TABLE 8 BUILDING CONFIGURATION

- TABLE 9 BUILDING DISPOSITION

- TABLE 10 BUILDING FUNCTION & PARKING

- TABLE 11 PARKING CALCULATIONS

- TABLE 12 SPECIFIC FUNCTION & USE

- TABLE 12A SPECIFIC FUNCTION & USE: OLD TOWN

- TABLE 13 CIVIC SPACE

- TABLE 14 SMARTCODE SUMMARY

- TABLE 14A SMARTCODE SUMMARY: OLD TOWN

- TABLE 15A FORM-BASED CODE GRAPHICS - T3

- TABLE 15B FORM-BASED CODE GRAPHICS - T4

- TABLE 15C FORM-BASED CODE GRAPHICS - T5

- TABLE 15D FORM-BASED CODE GRAPHICS - OT-3

- TABLE 15E FORM-BASED CODE GRAPHICS - OT-4R

- TABLE 15F FORM-BASED CODE GRAPHICS - OT-4T

- TABLE 15G FORM-BASED CODE GRAPHICS - OT-5H

- TABLE 15H FORM-BASED CODE GRAPHICS - OT-5C

- TABLE 15I FORM-BASED CODE GRAPHICS - SD-A

- TABLE 16A SUSTAINABILITY – WIND POWER

- TABLE 16B SUSTAINABILITY – SOLAR ENERGY

- TABLE 16C SUSTAINABILITY – FOOD PRODUCTION

- TABLE 16D SUSTAINABILITY – COMPOSTING AND RECYCLING

- TABLE 16E LIGHT IMPRINT STORM DRAINAGE MATRIX

- TABLE 17 DEFINITIONS ILLUSTRATED

ARTICLE 7. DEFINITIONS OF TERMS
APPENDIX: 'A' ARCHITECTURAL DESIGN

- STANDARDS & EXHIBITS "1A" AND "1B"

1.1 AUTHORITY

- 1.1.1 The regulations contained in this section have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the city. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of the land throughout the city.

1.2 APPLICABILITY

- 1.2.1 The provisions of this section, when in conflict, shall take precedence over other sections of the Hutto Code of Ordinances outside of this UDC.
- 1.2.2 Other provisions of the UDC shall continue to be applicable to issues not covered by this section except where those provisions would be in conflict with the Intent section below.

1.3 INTENT

The intent and purpose of this section is to enable, encourage and qualify the implementation of the following policies:

1.3.1 THE REGION

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and riparian corridors.
- b. That growth strategies should encourage Infill and redevelopment in parity with New Communities.
- c. That development which is non-contiguous to urban areas should be organized in the pattern of Clustered Land Development, Traditional Neighborhood Development (TND), or Regional Center Development (RCD).
- e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation Corridors should be planned and reserved in coordination with land use.
- g. That green Corridors should be used to define and connect the urbanized areas.
- h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
- i. That the revitalization of Old Town Hutto into a vibrant downtown that is the center of community life in Hutto should be an important priority.

1.3.2 THE COMMUNITY

- a. That TNDs and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
- b. That TNDs and Regional Centers should be the preferred pattern of

development and that Districts specializing in a single use should be the exception.

- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
- g. That Civic, institutional, and Commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle to them.
- i. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtowns.

1.3.3 THE BLOCK AND THE BUILDING

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
- g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.3.4 THE TRANSECT

- a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions in Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.
- c. That the Transect Zone descriptions in Table 1A shall constitute the Intent of this Code with regard to the general character of Old Town Hutto environments.

1.4 PROCESS

- 1.4.1 Hutto hereby creates a Development Review Committee ("DRC") comprised of City Planners, City Engineer, Public Works Director, Community Development Director, Planning Manager, Parks Director, Police Representative, Fire Representative and Building Inspector. The DRC shall administratively review and process applications and plans for proposed projects for compliance with the provisions of this Code.
- 1.4.2 The Transect Zones shall be determined through a process of public hearing with approval by the City Council. Once these zones have been incorporated into this Code, then projects that require no Variances or Warrants, or only Warrants, shall be processed administratively without further Council approval.
- 1.4.3 With the exception of the Old Town (OT) Transect zones, an applicant may appeal a decision of the DRC to the City Council. In OT Transect zones, appeals of any decision of the DRC shall be made to the Historic Preservation Commission (HPC). An applicant may appeal a decision of the HPC to the City Council.
- 1.4.4 Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan, the Community Development Department has the right to require the owner to stop, remove, and/or mitigate the violation, or to require the owner to secure a Variance to cover the violation.

1.5 WARRANTS AND VARIANCES

- 1.5.1 For purposes of a SmartCode District only, there shall be two types of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the Community Development Department. The Community Development Department shall establish administrative guidelines for making this determination. These administrative guidelines shall be approved by the City Council.
- 1.5.2 A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of the Intent section above. With the exception of OT Transect zones, the Community Development Department shall have the authority to approve or disapprove administratively a request for a Warrant pursuant to regulations established by the Community Development Department and approved by the City Council. In the OT Zones a warrant is determined by the HPC. Where no specific criteria for granting of the modification are specified, a Warrant may be granted only for a dimensional deviation of less than 10% of the specified standard.
- 1.5.3 A Variance allows a modification of a requirement under this Code, provided that the modification is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary

hardship, and so that the spirit of the ordinance is observed and substantial justice is done. "Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed. Requests for Variances shall be heard by the Zoning Board of Adjustment (ZBA) in accordance with the provisions of this UDC.

- 1.5.4 The request for a Warrant or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.
- 1.5.5 The following standards and requirements shall not be available for Warrants:
 - a. The maximum dimensions of traffic lanes.
 - b. The required provision of Rear Alleys and Rear Lanes.
 - c. The minimum Base Residential Densities.
 - d. The permission to build Accessory Buildings.
- 1.5.6 In OT Transect zones, the HPC shall have the authority to approve or disapprove a request for a Warrant. The DRC shall evaluate the Warrant request pursuant to criteria established by the Community Development Department and approved by the City Council and forward a recommendation to the HPC. The criteria for granting a Warrant in any OT Transect zone shall be based on the extent to which the application meets the vision and policy recommendations in the Old Town Master Plan.

1.6 INCENTIVES

- 1.6.1 Applications that are not subject to the mandatory provisions of this Code shall be eligible to utilize the following incentives by right:
 - a. Applications under this Code shall receive priority review status by the DRC, Zoning Board of Adjustment, Planning Commission, and City Council ahead of other applications that were eligible to use this Code but elected not to do so.
 - b. Applications under this Code shall be processed with priority over those under the existing conventional zoning code, including those with earlier filing dates.
 - c. The City shall waive the traffic impact analysis.
 - d. Applications under this Code shall receive 50% off the cost of building permits fees.
 - e. Reserved for Additional Incentives.

Hutto, Texas

[RESERVED]

3.1 INSTRUCTIONS

- 3.1.1 For land areas containing a minimum of 80 contiguous acres, the provisions of this section shall be available By Right, upon request by the developer. If the land areas requested for use under this Code are not currently zoned as a Community Planning Area under this Code, then the developer shall not be eligible to use this Code until the land has been rezoned for this Code. This rezoning shall be subject to the same requirements as any rezoning within this jurisdiction.
- 3.1.2 New Community Plans may be prepared in the absence of a Regional Plan or Comprehensive Plan by approval of the City Council.
- 3.1.3 Once the DRC or City Council approves a New Community Plan, the parcel shall become a Community Planning Area and shall be marked as such on the Zoning Map of Hutto. Within the Community Planning Area, this Code shall be the exclusive and mandatory zoning regulation, and its provisions shall be applied in their entirety.
- 3.1.4 New Community Plans submitted in accordance with the provisions of this Code, and requiring no Variances, shall be approved administratively by the DRC.
- 3.1.5 New Community Plans may be prepared by an owner or by the Community Development Office.
- 3.1.6 New Community Plans shall include a Regulating Plan consisting of one or more maps showing the following, in compliance with the standards described in this Section:
 - a. Transect Zones
 - b. Civic Zones
 - c. Thoroughfare network
 - d. Special Districts, if any
 - e. Special Requirements, if any
 - f. Numbers of Warrants or Variances, if any.
- 3.1.7 New Community Plans shall include one set of preliminary site plans for each Transect Zone.

3.2 SEQUENCE OF COMMUNITY DESIGN

- 3.2.1 The site shall be structured using one or several Pedestrian Sheds, which should be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed.
- 3.2.2 The Pedestrian Sheds shall determine the approximate boundaries and centers of the Community types.
- 3.2.3 Transect Zones shall be allocated by Pedestrian Shed according to the applicable Community type.
- 3.2.4 Civic Zones shall be assigned according to Section 3.5.
- 3.2.5 Special Districts, if any, shall be assigned according to Section 3.6.
- 3.2.6 The Thoroughfare network shall be laid out according to Section 3.7.
- 3.2.7 Density shall be calculated according to Section 3.8.

- 3.2.8 Remnants of the site outside the Adjusted Pedestrian Shed(s) shall be assigned to Transect Zones or Civic Space by Warrant or Special District by Variance.

3.3 COMMUNITY UNIT TYPES

3.3.1 CLUSTERED LAND DEVELOPMENT (CLD)

- a. A Clustered Land Development (CLD) shall be structured by one Standard Pedestrian Shed and shall consist of no fewer than 30 acres and no more than 80 acres.
- b. A CLD shall include Transect Zones as allocated Table 14a. A minimum of 50% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

3.3.2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

- a. A Traditional Neighborhood Development (TND) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 80 acres and no more than 160 acres.
- b. A TND shall include Transect Zones as allocated on Table 14a.
- c. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.

3.3.3 REGIONAL CENTER DEVELOPMENT (RCD)

- a. A Regional Center Development (RCD) shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres.
- b. An RCD shall include Transect Zones as allocated on Table 14a.
- c. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.

3.3.4 TRANSIT ORIENTED DEVELOPMENT (TOD)

- a. Any TND or RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance.
- b. The use of a TOD overlay requires approval by Variance.

3.4 TRANSECT ZONES

- 3.4.1 Transect Zones shall be assigned and mapped on each New Community Plan according to the percentages allocated on Table 14a.
- 3.4.2 A Transect Zone may include any of the elements indicated for its T-zone number throughout this Code, in accordance with Intent described in Table 1 and the metric standards summarized in Table 14.

3.5 CIVIC ZONES

3.5.1 GENERAL

- a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the New Community Plan as Civic Space (CS)

and Civic Building (CB).

- b. Civic Space Zones are public sites permanently dedicated to Open Space.
- c. Civic Building Zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the City Council.
- d. A Civic Zone may be permitted by Warrant if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District.
- e. Parking for Civic Zones shall be determined by Warrant. Civic parking lots may remain un paved if graded, compacted and landscaped.

3.5.2 CIVIC ZONES SPECIFIC TO T1 & T2 ZONES

- a. Civic Buildings and Civic Spaces within T1 Natural and T2 Rural Zones shall be permitted only by Variance.

3.5.3 CIVIC SPACE (CS) SPECIFIC TO T3-T5 ZONES

- a. Each Pedestrian Shed shall assign at least 5% of its Urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 13, approved by Warrant, and distributed throughout Transect Zones as described in Table 14e.
- c. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the Civic Space allocation and shall conform to the Civic Space types specified in Table 13a or 13b.
- d. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. A Main Civic Space shall conform to one of the types specified in Table 13b, 13c, or 13d.
- e. Within 1000 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 13e.
- f. Each Civic Space shall have a minimum of 50% of its perimeter enfronting a Thoroughfare, except for playgrounds.
- g. Civic Spaces may be permitted within Special Districts by Warrant.
- h. Parks may be permitted in Transect Zones T4 and T5 by Warrant.

3.5.4 CIVIC BUILDINGS (CB) SPECIFIC TO T3-T5 ZONES

- a. The owner shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.
- b. One Civic Building Lot shall be reserved for an elementary school. Its area shall be a minimum of three (3) acres. The school site may be within any Transect Zone. The school may be a public, charter or private school. If

the site is not accepted or developed by a school within five years, it may be assigned another Civic use.

- c. One Civic Building Lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The owner or a homeowners' association or other community council may organize, fund and construct an appropriate building as the need arises.
- d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
- f. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Warrant.
- g. Civic Buildings may be permitted within Special Districts by Warrant.

3.6 SPECIAL DISTRICTS

- 3.6.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone, or combination of zones.
- 3.6.2 Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

3.7 THOROUGHFARE STANDARDS

3.7.1 GENERAL

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall generally consist of vehicular lanes and Public Frontages.
- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
- d. Within the most rural Zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Warrant.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those

on adjacent sites. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only.

- g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage.
- h. Thoroughfares along a designated B-Grid may be exempted by Warrant from one or more of the specified Public Frontage or Private Frontage requirements. See Table 7.
- i. Standards for Paths and Bicycle Trails shall be approved by Warrant.
- j. The standards for Thoroughfares within Special Districts shall be determined by Variance.

3.7.2 VEHICULAR LANES

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.
- b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout in accordance with Table 14d. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

3.7.3 PUBLIC FRONTAGES

a. GENERAL TO ALL ZONES: T1, T2, T3, T4, T5

- i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, bicycle facility, and street trees.
- ii. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Transect Zones as specified in Table 14d.
- iii. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

b. SPECIFIC TO ZONES T1, T2, T3

- i. The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory.
- ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawn shall be permitted only by Warrant.

c. SPECIFIC TO ZONES T4, T5

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
- ii. The following Thoroughfares shall require Shopfront, Shopfront and Awning or Shopfront and Gallery frontage types:
CS-80-56
CS-60-36

d. SPECIFIC TO ZONE T4

- i. The Public Frontage shall include trees planted in a regularly-spaced

Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

e. SPECIFIC TO ZONE T5

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

3.8 DENSITY CALCULATIONS

- 3.8.1 All areas of the New Community Plan site that are not part of the T-1 shall be considered cumulatively the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14a.
- 3.8.2 Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b. For purposes of Density calculation, the Transect Zones include the Thoroughfares but not land assigned to Civic Zones.
- 3.8.3 Within the percentage range shown on Table 14b for Other Functions, the housing units specified on Table 14b shall be exchanged at the following rates:
 - a. For Lodging: 2 bedrooms for each unit of Net Site Area Density.
 - b. For Office or Retail: 1000 square feet for each unit of Net Site Area Density.
 - c. The number of units exchanged shall be subject to approval by Warrant.
- 3.8.4 The housing and other Functions for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 10, Table 11.

3.9 SPECIAL REQUIREMENTS

- 3.9.1 A New Community Plan may designate any of the following Special Requirements:
 - a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to Office, Retail or Lodging use through the depth of the Second Layer. (Table 17d)
 - c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Front-

age designation may be combined with a Retail Frontage designation.

d. [Reserved]

e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.

f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the DRC.

g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

3.10 NATURAL DRAINAGE STANDARDS

3.10.1 General to all zones T1, T2, T3, T4, T5, T6

a. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.

b. Rain Gardens and Bioswales should be installed to infiltrate runoff from parking lots, Thoroughfares, Plazas and other impervious surfaces.

c. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for Sidewalks, parking lots, and Plazas to infiltrate stormwater.

3.10.2 Specific to zones T3, T4

a. Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.

4.1 INSTRUCTIONS

- 4.1.1 Within the areas designated as Old Town and other redevelopment areas on the Official Zoning Map for the City of Hutto, the Community Development Department shall prepare, or have prepared on its behalf, Infill Regulating Plans to guide further development. Such plans shall be prepared in a process of public consultation subject to approval by the City Council.
- 4.1.2 Infill Regulating Plans shall regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community type as listed below. The Community Development Department shall determine a Community type based on existing conditions and intended evolution in the plan area.
- 4.1.3 Infill Regulating Plans shall consist of one or more maps showing the following:
- a. The outline(s) of the Pedestrian Shed(s) and the boundaries of the Community Unit(s)
 - b. Transect Zones and any Civic Zones within each Pedestrian Shed, assigned according to an analysis of existing conditions and future needs
 - c. a Thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B, and Table 4C)
 - d. any Special Districts (Section 4.5)
 - e. any Special Requirements (Section 4.7)
 - f. a record of any Warrants or Variances.
- 4.1.4 Within any area subject to an approved Infill Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under this section in accordance with the provisions of this Code. Building Scale Plans requiring no Variances shall be approved administratively by the DRC.
- 4.1.5 The owner of a contiguous parcel 10 acres or more within an area subject to an Infill Regulating Plan may apply to prepare a Special Area Plan. In consultation with the Community Development Department, a Special Area Plan may assign new Transect Zones, Civic Zones, Thoroughfares, Special Districts (if any) and Special Requirements (if any) as provided in this Code, with appropriate transitions to abutting areas.

4.2 OLD TOWN REGULATING PLAN

- 4.2.1 The Regulating Plan for Old Town Hutto is hereby established under this article as an Infill Regulating Plan for the area designated as "Old Town Hutto." and exhibits "1A and 1B"
- 4.2.2 The Old Town Regulating Plan shall exclusively direct the application of this Code within the boundaries established in the Old Town Regulating Plan. The Old Town Regulating Plan has been established to ensure that development and redevelopment within its boundaries are consistent with the Old Town Vision and Master Plan.
- 4.2.3 Amendments to the Old Town Regulating Plan and associated regulations shall be undertaken with public input and subject to approval by the City Council.

4.3 TRANSECT ZONES

- 4.3.1 Transect Zone standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14B and Table 15D through I.
- 4.3.2 The Old Town Regulating Plan shall establish the following transect zones specifically calibrated for Old Town (See Table 1B for Transect zone descriptions): OT-3, OT-4, OT-4R, OT-5H, OT-5C, and Special District SD-A. The metrics for the Old Town Transect zones are established in Table 14B. Also see exhibits 1A and 1B.

4.4 CIVIC ZONES**4.4.1 GENERAL**

- a. Infill Plans should designate Civic Space Zones (CS) and Civic Building Zones (CB).
- b. A Civic Zone may be permitted by Warrant if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 4.5.
- c. Parking provisions for Civic Zones shall be determined by Warrant.

4.4.2 CIVIC SPACE ZONES (CS)

- a. Civic Spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the City Council.

4.4.3 CIVIC BUILDING ZONES (CB)

- a. Civic Buildings shall be permitted by Variance in any Transect Zone or by Warrant on Civic Zones reserved in the Infill Regulating Plan.
- b. Civic Buildings shall not be subject to the requirements of Building Scale Plans. The particulars of their design shall be determined by Warrant.

4.4.4 OLD TOWN HUTTO CIVIC ZONES

- a. The Old Town Regulating Plan and exhibits 1A & 1B establishes the required Civic Space Zones (CS) and Civic Building Zones (CB).
- b. Civic Spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the City Council.
- c. Civic Buildings shall be permitted by Warrant in the OT-5C, OT5-H, OT-4T, OT-4R, OT-4R, and SD-A Transect Zones including the areas reserved for Civic Zones in the Old Town Regulating Plan.
- d. Civic Buildings shall not be subject to the requirements of Building Scale Plans (Article 5). The particulars of their design shall be determined by Warrant. Civic Buildings in Old Town shall be designed as feature buildings described in the Old Town Architectural Design Standards.

4.5 SPECIAL DISTRICTS

- 4.5.1 Areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones shall be designated as Special Districts by the Community Development Department

in the process of preparing an Infill Plan.

- 4.5.2 Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

4.6 PRE-EXISTING CONDITIONS

4.6.1 NON-CONFORMING BUILDINGS AND USES

- a. Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as they are until:

- i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any three (3) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of the structure in the most recently certified tax rolls, whichever is greater; or
- ii. any building façade on a designated A Grid Street (per the Old Town Regulating Plan) is changed. These may include changes to façade colors, architectural elements, sidewalks, windows, doors, or any other feature that alters that façade (excluding signage).

- b. Regardless of transfer of ownership, existing Non-Conforming Buildings that do not conform to the provisions of this Code may change use or Building Function within the same building, provided the new use or Building Function is permitted in Table 12A until:

- i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any three (3) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of the structure in the most recently certified tax rolls, whichever is greater; or
- ii. any building façade on a designated A Grid Street (per the Old Town Regulating Plan) is changed. These may include changes to façade colors, architectural elements, sidewalks, windows, doors, or any other feature that alters that façade (excluding signage).

- c. Regardless of transfer of ownership, existing Non-Conforming Buildings and Non-Conforming Uses that have lost their Non-Conforming status as determined by 10.205.2 of the UDC may continue or change use within the same building, provided the new use or Building Function is permitted in Table 12A, only with the approval of a Warrant by the HPC.

- d. Any substantial reconstruction or modification of or change to an A Grid Façade of a Non-Conforming Building shall meet the provisions of this Code unless a Warrant is granted by the HPC. In granting or denying a Warrant for such modifications, the HPC shall evaluate the extent to which the proposed modifications result in greater or lesser conformance with the specifications of this Code and the extent to which the modifications meet the vision and intent of the Old Town Master Plan.

- 4.6.2 Where buildings exist on adjacent Lots, the DRC may require that a proposed building match one or the other of the adjacent Setbacks and heights or the

average on the block, rather than the provisions of this Code for the OT-3 and OT-4T zones.

4.6.3 The restoration or rehabilitation of an existing building shall not require the provision of on-site stormwater retention/detention in addition to that existing.

4.6.4 Regardless of the dollar value of modifications, all existing Non-Conforming single-family residential buildings in the OT-3 zone are not required to meet the standards in this Code as long as they do not increase their non conformity in any way. Any changes in building height or footprint will need to comply with this Code for the portions that are added or modified only.

4.7 SPECIAL REQUIREMENTS

4.7.1 An Infill Community Plan may designate any of the following Special Requirements:

a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.

b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified under the Building Scale Plans provisions. The first floor shall be confined to Office, Retail or Lodging use through the depth of the second Layer. (Table 17d.)

c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.

d. [Reserved]

e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.

f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the DRC.

g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

4.7.2 The Old Town Regulating Plan designates the following Special Requirements:

a. The Old Town Regulating Plan and exhibits 1A & 1B - Special Requirements shall establish all Thoroughfares in Old Town as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards.

b. Designations for Required and Recommended Commercial Frontage requiring

or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The glazing requirements for Shopfronts shall be established by the Old Town Architectural Standards in Appendix A. An awning overlapping the Sidewalk as generally illustrated in Table 7 and specified under the Building Scale Plans provisions shall be provided along Required Commercial Frontages. The first floor shall be confined to Office, Retail or Lodging use through the depth of the second Layer. (Table 17d.)

- c. Designations for Required and Recommended Terminated Vista locations, requiring that the building be designed as a feature building as described in the Old Town Architectural Standards in Appendix A.

4.8 THOROUGHFARE STANDARDS

4.8.1 GENERAL

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall generally consist of vehicular lanes and Public Frontages.
- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory. Table 3A shall establish the Vehicular Lane Dimensions within Old Town Transect zones. Table 3Bii shall be used for Vehicular Lane and Parking Assemblies within Old Town. Table 4C shall establish permitted Thoroughfare Assemblies within Old Town.
- d. Within all the Old Town Transect Zones, pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14B-c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Warrant.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only.
- g. Thoroughfares along a designated B-Grid may be exempted by Warrant from one or more of the specified Public Frontage or Private Frontage requirements. See Table 7.
- i. Standards for Paths and Bicycle Trails shall be approved by the Parks and Community Development Departments.
- j. Standards for Thoroughfares in SD-A zone shall be determined by the Community Development Department.

4.8.2 VEHICULAR LANES

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and

for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.

- b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout in accordance with Table 14B-d. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

4.8.3 PUBLIC FRONTAGES

a. **GENERAL TO ALL ZONES OT-3, OT-4R, OT-4T, OT-5H, OT-5C, AND SPECIAL DISTRICT SD-A**

- i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, bicycle facility, and street trees.
- ii. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Transect Zones as specified in Table 14B-d.
- iii. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

b. **SPECIFIC TO ZONES OT-3**

- i. The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory.
- ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawn shall be permitted Right.

c. **SPECIFIC TO ZONES OT-4T, OT-4R, OT-5H, OT-5C, AND SPECIAL DISTRICT SD-A**

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

d. **SPECIFIC TO ZONES OT-4T AND OT-4R**

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

e. **SPECIFIC TO ZONES OT-5H, OT-5C**

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular by Warrant, to avoid visually obscuring the shopfronts.

5.1 INSTRUCTIONS

- 5.1.1 Lots and buildings located within the Old Town Regulating Plan or a New Community Plan or Infill Community Plan subject to this section.
- 5.1.2 Owners and developers may have the design plans required under this Section prepared on their behalf. Such plans require administrative approval by the DRC.
- 5.1.3 Building and Site Plans shall show the following, in compliance with the standards described in this Section:
- a. For preliminary site and building approval:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Parking Location Standards
 - Architectural Standards Appendix “A” (for OT Transect Zones)
 - b. For final approval, in addition to the above:
 - Landscape Standards
 - Signage Standards
 - Special Requirements, if any
 - Architectural Standards Appendix “A” and Appendix “1A&1B”

5.2 PRE-EXISTING CONDITIONS

- 5.2.1 Specific to Old Town Transect Zones
- a. Regardless of transfer of ownership, existing Non Conforming Buildings with a Non Conforming Use that do not conform to the provisions of this Code may continue as they are until:
 - i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any three (3) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of the structure in the most recently certified tax rolls, whichever is greater; or
 - ii. any building façade on a designated A Grid Street (per the Old Town Regulating Plan) is changed. These may include changes to façade colors, architectural elements, sidewalks, windows, doors, or any other feature that alters that façade (excluding signage).
 - b. Regardless of transfer of ownership, existing Non Conforming Buildings that do not conform to the provisions of this Code may change use or Building Function within the same building, provided the new use or Building Function is permitted in Table 12A until:
 - i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any three (3) year period are valued at more than either \$50,000 or a total of fifty (50) % of the assessed value of the structure in the most recently certified tax rolls, whichever is greater; or
 - ii. any building façade on a designated A Grid Street (per the Old Town Regulating Plan) is changed. These may include changes to façade

colors, architectural elements, sidewalks, windows, doors, or any other feature that alters that façade (excluding signage).

- c. Regardless of transfer of ownership, existing Non Conforming Buildings and Non Conforming Uses that have lost their Non Conforming status as determined by 10.205.2.2 of the UDC may continue or change use within the same building, provided the new use or Building Function is permitted in Table 12A, only with the approval of a Warrant by the HPC.
- d. Any substantial reconstruction or modification of or change to an A Grid Façade of a Non Conforming Building shall meet the provisions of this Code unless a Warrant is granted by the HPC. In granting or denying a Warrant for such modifications, the HPC shall evaluate the extent to which the proposed modifications result in greater or lesser conformance with the specifications of this Code and the extent to which the modifications meet the vision and intent of the Old Town Master Plan.
- e. Where buildings exist on adjacent Lots, the DRC may require that a proposed building match one or the other of the adjacent Setbacks and heights or the average on the block, rather than the provisions of this Code for the OT-3 and OT-4T zones.
- f. The restoration or rehabilitation of an existing building shall not require the provision of on-site stormwater retention/detention in addition to that existing.
- g. Regardless of the dollar value of modifications, all existing Non Conforming single-family residential buildings in the OT-3 zone are not required to meet the standards in this Code as long as they do not increase their non conformity in any way. Any changes in building height or footprint will need to comply with this Code for the portions that are added or modified only.

5.2.2 GENERAL TO ALL OTHER TRANSECT ZONES (EXCEPT OLD TOWN ZONES)

- a. Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the DRC shall determine the provisions of this section that shall apply.

5.2.3 [Reserved]

5.2.4 Where buildings exist on adjacent Lots, the DRC may require that a proposed building match one or the other of the adjacent Setbacks and heights or the average on the block, rather than the provisions of this Code for T3.

5.2.5 [Reserved]

5.2.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 10 and Table 11.

5.3 SPECIAL REQUIREMENTS

5.3.1 A New Community Plan or an Infill Community Plan may designate any of

the following Special Requirements to be applied according to the standards of this Section:

- a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
- b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7. The first floor shall be confined to Office, Retail or Lodging use through the depth of the second Layer. (Table 17d.)
- c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
- d. [Reserved]
- e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
- f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the DRC.
- g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5.3.2 THE OLD TOWN REGULATING PLAN DESIGNATES THE FOLLOWING SPECIAL REQUIREMENTS:

- a. The Old Town Regulating Plan Exhibits "1A&1B" - Special Requirements shall establish Thoroughfares in Old Town as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards.
- b. Designations for Required and Recommended Commercial Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The glazing requirements for Shopfronts shall be established by the Old Town Architectural Standards in Appendix A. An awning overlapping the Sidewalk as generally illustrated in Table 7 and specified under the Building Scale Plans provisions shall be provided along Required Commercial Frontages. The first floor shall be confined to Office, Retail or Lodging use through the depth of the second Layer. (Table 17d.)
- c. Designations for Required and Recommended Terminated Vista locations,

requiring that the building be designed as a feature building as described in the Old Town Architectural Standards in Appendix A.

5.4 CIVIC ZONES

5.4.1 GENERAL

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions for Civic Zones shall be determined by Warrant.

5.4.2 CIVIC SPACES (CS)

- a. Civic Spaces shall be generally designed as described in Table 13.

5.4.3 CIVIC BUILDINGS (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Warrant.

5.4.4 OLD TOWN HUTTO CIVIC ZONES

- a. The Old Town Regulating Plan- Special Requirements establishes the required Civic Space Zones (CS) and Civic Building Zones (CB).
- b. Civic Spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the City Council.
- c. Civic Buildings shall be permitted by Warrant in the OT-5C, OT5-H, OT-4T, OT-4R, and SD-A Transect Zones including the areas reserved for Civic Zones in the Old Town Regulating Plan as shown in Exhibits "1A & 1B".
- d. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Warrant. Civic Buildings in Old Town shall be designed as feature buildings described in the Old Town Architectural Design Standards Appendix "A".

5.5 SPECIFIC TO T1 NATURAL ZONE

- 5.5.1 Buildings in the T1 Natural Zone are permitted only by Variance. Permission to build in T1 and the Building Scale Plan standards shall be determined concurrently as Variances, in public hearing of the Zoning Board of Adjustment. Once the Zoning Board of Adjustment has made a decision on this request that decision shall be subject to review by the City Council in a public hearing.

5.6 BUILDING DISPOSITION

5.6.1 SPECIFIC TO ZONE T2

- a. Building Disposition shall be determined by Warrant.

5.6.2 SPECIFIC TO ZONES T3, T4, T5, AND ALL OT ZONES

- a. Newly platted Lots shall be dimensioned according to Table 14f, 14B-f and Table 15.
- b. Building Disposition types shall be as shown in Table 9, Table 14i and 14B-i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 14g, 14B-g, Table 14h, 14B-h and Table 15.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 17c.

- e. Lot coverage by building shall not exceed that recorded in Table 14f, 14B-f, and Table 15.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 14g, 14B-g and Table 15.
- g. Setbacks for Principal Buildings shall be as shown in Table 14g, 14B-g and Table 15. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.
- h. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14h, Table 14B-h and Table 15.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by Warrant.

5.6.3 SPECIFIC TO ZONE OT-3

- a. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14B-h and Table 15.

5.6.4 SPECIFIC TO ZONE OT-4T, OT-4R, OT-5H, SPECIAL DISTRICT SD-A

- a. The Principal Entrance shall be on a Frontage Line.
- b. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14B-h and Table 15.

5.6.5 SPECIFIC TO ZONE T4 AND T5

- a. Sideyard Dispositions shall have a 0 foot or 3 foot minimum side setback.

5.6.6 SPECIFIC TO ZONE T5

- a. Lot Coverage in T5 may be calculated on the scale of the block.
- b. Shopfront frontages must be paved.

5.7 BUILDING CONFIGURATION

5.7.1 GENERAL TO ZONES T2, T3, T4, T5

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 17. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. All Facades shall be glazed with clear glass no less than 30% of the first Story.
- d. Building Heights shall conform to Table 8 and Table 14j.
- e. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor Commercial Function, which shall be a minimum of

11 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as 2 Stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.

- f. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

5.7.2 [Reserved]

5.7.3 **SPECIFIC TO ZONE T3, OT-3**

- a. No portion of the Private Frontage may encroach the Sidewalk.
- b. Open porches may encroach the First Layer 50% of its depth. (Table 17d)
- c. Balconies and bay windows may encroach the First Layer 25% of its depth except that balconies on porch roofs may encroach as does the porch.

5.7.4 **SPECIFIC TO ZONE T4, OT-4T, OT-4R**

- a. Balconies, open porches and bay windows may encroach the First Layer 50% of its depth. (Table 17d)
- b. Awnings may encroach the Sidewalk to within two feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.

5.7.5 **SPECIFIC TO ZONE T5**

- a. Awnings and Galleries may fully encroach the Sidewalk to the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may encroach the first Layer 100% of its depth. Balconies and bay windows may encroach the Sidewalk 25% of its depth. (Table 17d).
- c. Loading docks and service areas may be permitted on Frontages only by Warrant.
- d. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- e. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- f. A first level Residential or Lodging Function shall be raised a minimum of 12 inches from average Sidewalk grade.

5.7.6 **SPECIFIC TO ZONES OT-3, OT-4T, OT-4R, OT-5H, OT-5C, AND SD-A**

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14B-j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 17. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. Building Heights shall conform to Table 8 and Table 14B-j.
- d. Stories may not exceed 14 feet in height from finished floor to finished floor,

except for a first floor Commercial Function, which shall be a minimum of 11 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as 2 Stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.

- e. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- f. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

5.7.7 SPECIFIC TO ZONES OT-5H, OT-5C, SD-A

- a. Awnings and Galleries may fully encroach the Sidewalk to the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may encroach the first Layer 100% of its depth. Balconies and bay windows may encroach the Sidewalk 25% of its depth. (Table 17d).
- c. Loading docks and service areas may be permitted on B Grid Frontages only. Loading docks and service areas may only be permitted on A Grid Frontages by Warrant.
- d. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- e. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by approval of the DRC. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- f. A first level Residential or Lodging Function shall be raised a minimum of 18 inches from average Sidewalk grade

5.8 BUILDING FUNCTION

5.8.1 GENERAL To ZONES T2, T3, T4, T5

- a. Buildings in each Transect Zone shall conform to the Functions on Table 10, Table 12, Table 14I and Table 14B-I. Functions that do not conform shall require approval by Warrant or Variance as specified on Table 12.

5.8.2 SPECIFIC To ZONES T2, T3

- a. Accessory Functions of Restricted Office shall be permitted within an Outbuilding. See Table 10.

5.8.3 SPECIFIC To ZONES T4, T5

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Outbuilding. See Table 10.

5.8.4 SPECIFIC To ZONES T5

- a. First Story Commercial Functions shall be permitted.
- b. Manufacturing Functions within the first Story may be permitted by Variance.

5.8.5 SPECIFIC TO ZONES OT-3

- a. The number of dwellings on each lot is restricted to one within a Principal

Building and one within an accessory building.

- b. The building area available for a home occupation office use on each Lot is restricted to the Principal or Accessory Building.

5.8.6 SPECIFIC TO ZONES OT-3, OT-4T, OT-4R

- a. Habitable area of the accessory unit shall not exceed 600 sq.ft., excluding the parking area.

5.9 PARKING AND DENSITY CALCULATIONS

5.9.1 SPECIFIC To ZONES T2, T3

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 10 and Table 11.

5.9.2 SPECIFIC To ZONES T4, T5

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 11 to determine the Effective Parking. The Shared Parking Factor is available for any two Functions within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 10.
- d. Within the overlay area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.
- g. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

5.9.3 SPECIFIC To ZONES OT-3, OT-4T, OT-4R, OT-5H, OT-5C

- a. The buildable density on a lot shall be governed by the height, setback, and lot coverage requirements only.

5.9.4 SPECIFIC To SPECIAL DISTRICT SD-A

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 10 and Table 11.

5.10 PARKING LOCATION STANDARDS

5.10.1 GENERAL To ZONES T2, T3, T4, T5, OT-3, OT-4, OT-5H, OT-4R, OT-4T AND SPECIAL DISTRICT SD-A

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.
- c. For buildings on B-Grids, open parking areas may be allowed unmasked

on the Frontage by Warrant, except for corner lots at intersections with the A-Grid.

5.10.2 SPECIFIC To ZONES T2, T3

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. (Table 17d)
- b. Garages shall be located at the third Lot Layer except that side- or rear-entry types may be allowed in the first or second Lot Layer by Warrant.

5.10.3 SPECIFIC To ZONES T3, T4, OT-3, OT-4R, OT-4T

- a. Driveways at Frontages shall be no wider than 10 feet in the first Layer. (Table 3B-f)

5.10.4 SPECIFIC To ZONE T4, OT-4R, OT-4T

- a. All parking areas and garages shall be located at the second or third Layer. (Table 17d)

5.10.5 SPECIFIC To ZONE T5

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Lot Layer. (Table 17d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 3B.f)
- c. Primary pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground garage levels that may be exited by pedestrians directly into a building.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- e. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

5.10.6 SPECIFIC To ZONE OT-5H, OT-5C, OT-4R AND OT-4T

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Lot Layer for minimum visibility. (Table 17d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 3B.f)
- c. Primary pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground garage levels that may be exited by pedestrians directly into a building. Secondary exits may be provided from the building to a parking lot or garage or Parking Structure.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- e. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- f. All parking lots and Parking Structures shall be provided driveway access from B-Grid streets only.

5.10.7 SPECIFIC To ZONES OT-3, OT-4T, OT-4R, OT-5H, OT-5C, AND SPECIAL DISTRICT

SD-A

- a. Parking shall be located where indicated in the specific Frontage standards in Table 15D through I.
- b. Any parking provided shall meet the city's standards for parking lot design as established in Section 10.405 of the UDC.

5.11 LANDSCAPE STANDARDS**5.11.1 GENERAL To ZONES T2, T3, T4, T5, OT-3, OT-4T, OT-4R, OT-5H, OT-4R AND SPECIAL DISTRICT SD-A**

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14f and Table 14B-f.

5.11.2 SPECIFIC To ZONES T2, T3, T4, OT-3, OT-4T, OT-4R

- a. The first Layer may not be paved, with the exception of Driveways. (Table 17d)

5.11.3 SPECIFIC To ZONES T3, OT-3

- a. A minimum of two trees shall be planted within the First Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees may be of single or multiple species as shown on Table 6.
- c. Trees shall be naturalistically clustered.
- d. Lawn shall be permitted by Warrant.

5.11.4 SPECIFIC To ZONE T4, OT-4T, OT-4R

- a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 6.
- c. Lawn shall be permitted By Right.

5.11.5 SPECIFIC To ZONE T5, OT-5H, OT-4R

- a. Trees shall not be required in the first Layer.
- b. The first Layer may be paved to match the pavement of the Public Frontage.

5.12 SIGNAGE STANDARDS**5.12.1 GENERAL To ZONES T2, T3, T4, T5, OT-3, OT-4R, OT-4T**

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

5.12.2 SPECIFIC To ZONES T2, T3

- a. Signage shall not be illuminated.

5.12.3 SPECIFIC To ZONES T4, T5

- a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.

5.12.4 SPECIFIC To ZONES T2, T3, T4

- a. One blade sign for each business may be permanently installed perpendicular to the Facade within the First Layer. Such a sign shall not exceed

a total of 4 square feet and shall clear 8 feet above the Sidewalk.

5.12.5 SPECIFIC TO ZONE T5

- a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.
- b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.

5.12.6 SPECIFIC TO ZONE OT-5H, OT-4R, OT4T AND SPECIAL DISTRICT SD-A

- a. All new signage shall comply with standards 5.12.7 through 5.12.9 for Nonconforming structures.

5.12.7 SPECIFIC TO NONCONFORMING STRUCTURES AND SIGNS IN OLD TOWN

- a. The requirement and standards of this section shall apply to signs for all on-residential uses and home occupations within the boundaries of the Historic Overlay District, as defined in the UDC.
- b. The provisions contained in this section are intended to encourage high standards for signs within the Historic District, so they should be appropriate for Old Town Hutto and add to the aesthetic appearance and attractiveness. Signs within the Historic District should:
 - i. Adequately and effectively communicate business identity and type to the public;
 - ii. Be pedestrian oriented and as small in size and few in number as is consistent with their purpose of communicating identification and essential information;
 - iii. Protect the Historic District from sign clutter and visual blight resulting from excessive and redundant signs;
 - iv. Be architecturally compatible with the style, composition, materials, colors and details of the building and its vicinity and contribute to the historic character of the Historic District.
 - v. Unless otherwise specifically stated below all provisions of the Heart of Hutto Old Town Master Plan and/or City of Hutto Unified Development Code shall apply to the District as appropriate.

5.12.8 SPECIFIC TO ZONES T4, T5, OT-4R, OT-4T, OT-5C, OT-5H AND SPECIAL DISTRICT SD-A

5.12.8.1 PRIMARY AND SECONDARY SIZE CALCULATION

- a. Single-tenant façades thirty (30) feet in length and under shall be allowed one and one-half (1.5) square feet of sign area per one (1) horizontal linear feet of façade.
- b. Multitenant façades thirty (30) feet in length and under shall be allowed two (2) square feet of sign area per one (1) horizontal linear feet of façade.
- c. Façades over thirty (30) feet in length shall be allowed one (1) square feet of sign area per one (1) horizontal linear feet of façade.
- d. All square footage is calculated based on the width of the building façade on which the sign is to be placed and are subject to the maximum sizes

described in the following sections of this ordinance.

5.12.9 SPECIFIC TO ZONES T4, T5, OT-4R, OT-4T, OT-5C, OT-5H AND SPECIAL DISTRICT SD-A

5.12.9.1 PRIMARY SIGNS

- a. Canopy Signs. Shall not exceed sixteen (16) square feet in area.
 - b. Projection Sign. Shall not exceed twelve (12) square feet in area. The top of all projecting signs shall be located below the roofline and at a height not greater than sixteen (16) feet above the ground. The base of all projecting signs shall be no less than eight (8) feet above the ground. Projecting signs shall not project from the exterior wall of the building more than six (6) feet.
 - c. Low Profile Sign. Allowed only on developed commercial property in the specific Zones to this section. Properties with less than seventy-five (75) feet of street frontage may not have low profile signs that exceed forty (40) square feet in area. Properties with inadequate building setbacks are prohibited from using low profile signs.
 - d. Wall Sign. Shall not exceed the maximum allowable square footage for primary sign as determined by calculation from Section 10.410 of the UDC. In cases where allowable square footage is calculated to be greater than 100 square feet, the maximum size of the wall sign will be 100 square feet.
- 3.13.205 Secondary Signs Awning Sign – Shall not exceed sixteen (16) square feet in area. No awning sign shall extend above the top of the awning. Hanging Signs – Shall not exceed eight (8) square feet in area, and provide a minimum of six (6) feet clearance between the sidewalk surface and the bottom of the sign. Sign shall be within six (6) feet of the door. Sign must hang perpendicular to the façade of the building.

5.12.10 SPECIFIC TO ZONES T4, T5, OT-4R, OT-4T, OT-5C, OT-5H AND SPECIAL DISTRICT SD-A

5.12.10 ACCESSORY SIGNS

- a. Alley Sign. Shall not exceed eight (8) square feet in area. Building frontage along publicly accessed right-of-way alleys may be designated as façade by property owners provided there is at least one access point to the business being advertised through the alley. In such cases, alley signs shall be designated primary signs and subject to applicable primary sign regulations.
- b. Mural Sign. Covers all or substantially all of wall. Must have design content approval from the Planning and Zoning Commission. The Historic Preservation Commission may, when requested, provide guidance to city staff and applicants with regard to historic context. Commercial advertisements shall not constitute more than 25% of total mural area.
- c. Window Signs. The coverage area shall not exceed thirty (30) percent of the window area

5.12.11 OTHER PROVISIONS

- a. Architectural Features. No sign in the downtown sign district can cover or otherwise obstruct any distinctive architectural features of the building, and all signs must comply with the architectural standards as outlined in the Heart of Hutto Old Town Master Plan. The Historic Preservation Commission may, when requested, provide guidance to city staff and applicants with regard to sign placement. Mechanical Equipment – Shall not be mounted on awnings where it is visible from the public street.
- b. Internally Illuminated Signs. Internally illuminated signs are not allowed in Old Town Hutto. Sign lighting must be either external or halo-type.
- c. Pole/pylon Signs. Pole or pylon signs are not allowed in Old Town Hutto.

5.13 ARCHITECTURAL STANDARDS

5.13.1 GENERAL TO ZONES T3, T4, T5

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be constructed of a material matching the adjacent building Facade.
- c. All openings, including porches, Galleries, Arcades and windows, with the exception of Shopfronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Doors and windows that operate as sliders are prohibited along Frontages.
- f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- g. The exterior finish material on all Facades shall be limited to brick, stone, wood siding, cementitious siding, and/or stucco.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the DRC.
- i. Balconies and porches shall be made of painted wood or metal.

5.13.2 SPECIFIC TO ZONES OT-5H, OT-4R, OT-5C, OT-4, OT-3 AND SPECIAL DISTRICT SD-A

- a. All new development and redevelopment shall meet the standards established in Appendix "A" Old Town Architectural Design Standards.
- b. Any new and reconstructed buildings that do not comply with this appendix shall only be approved if a warrant is granted by the Historic Preservation Commission (HPC) after a recommendation from the DRC. In reviewing the warrant application the HPC shall grant the warrant based on the extent to which standards in the Appendix can be feasibly met and the extent to which the proposed changes meet the intent of the Old Town Master Plan.

5.14 NATURAL DRAINAGE STANDARDS**5.14.1 General to Zones T3, T4, T5, T6**

- a. Buildings should be equipped with roofs of shallow 4-inch soils and drought-tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4" and larger plants and trees.
- b. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- c. Green walls, if provided, shall be restricted to non-invasive species.
- d. Cisterns may be used to capture and recirculate stormwater from buildings.

5.14.2 Specific to Zone T3

- a. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance

5.14.3 Specific to Zones T3, T4

- a. Native or adapted plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.

5.14.4 Specific to Zones T4, T5, T6

- a. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
- b. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

TABLE 1: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone.


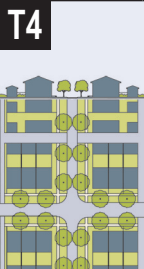
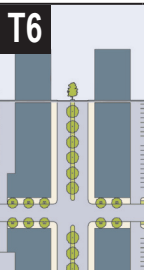

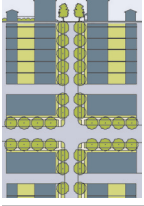
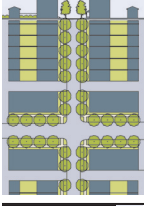
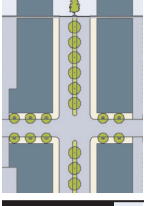
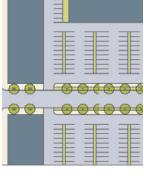
	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, and grassland. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways</p>
	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story Type of Civic Space: Squares, Greens</p>
	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 4-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
	<p>T-6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. T6 does not occur in Hutto.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping</p>

TABLE 1A. OLD TOWN TRANSECT ZONE DESCRIPTIONS

SMARTCODE

Hutto, Texas

TABLE 1A: Old Town Transect Zone Descriptions. This table provides descriptions of the character of each Old Town T-zone.

	<p>OT-3 TRADITIONAL NEIGHBORHOOD OT-3 Residential zone consists of traditional residential neighborhood areas adjacent to the downtown core. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p>Building Placement: Large and variable front and side yard Setbacks</p> <p>Frontage Types: Porches, fences, naturalistic tree planting</p> <p>Typical Building Height: 1- to 2-Story</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>OT-4R URBAN RESIDENTIAL OT-4R Urban Residential zone consists of mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with corner Commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p>Building Placement: Shallow to medium front and side yard Setbacks</p> <p>Frontage Types: Porches, fences, Dooryards</p> <p>Typical Building Height: 2- to 3-Story</p> <p>Type of Civic Space: Squares, Greens</p>
	<p>OT-4T TRANSITION OT-4T Transition zone consists of a mixed use neighborhood that provides a transition from the downtown core to the adjoining residential neighborhood. Buildings are generally residential that accommodate retail, offices, personal services and residential.</p>	<p>General Character: Mix of businesses (retail, office, and lodging) located in residential structures: single-family, Townhomes, live-work; presence of pedestrians</p> <p>Building Placement: Shallow to medium front and side yard Setbacks</p> <p>Frontage Types: Porches, fences, Dooryards</p> <p>Typical Building Height: 1- to 2-Story</p> <p>Type of Civic Space: Squares, Greens</p>
	<p>OT-5H HISTORIC OT-5H Historic zone consists of Hutto's downtown core which is a high intensity mixed use neighborhood with buildings that accommodate retail, offices, live-work and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Historic and new buildings; Shops mixed with restaurants, Offices, workplace, Civic buildings, live-work, and apartments; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p>Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p>Frontage Types: Stoops, Shopfronts, Galleries</p> <p>Typical Building Height: 1- to 2-Story</p> <p>Type of Civic Space: Plazas, Squares</p>
	<p>OT-5C CO-OP SITE OT-5C Co-Op zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of local importance. It has a tight network of street that have steady street tree planting and buildings are set close to wide sidewalks.</p>	<p>General Character: Shops mixed with restaurants, larger Apartment houses, Offices, workplace, Civic and cultural uses; attached buildings forming a continuous street wall; trees within the public right-of-way; high level of pedestrian activity</p> <p>Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p>Frontage Types: Stoops, Shopfronts, Galleries</p> <p>Typical Building Height: 3- to 5-Story with some variation</p> <p>Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
	<p>SD ARTERIAL SDA Arterial Special District consists of lower intensity commercial (retail, office, and light industrial) uses in suburban form buildings. Blocks may be large and the roads irregular to accommodate larger buildings.</p>	<p>General Character: Mix of businesses (retail, office, light industrial) located in low density auto-oriented buildings; some parking permitted along the public right-of-way; limited pedestrian activity</p> <p>Building Placement: Medium to deep setbacks; surface parking along the street</p> <p>Frontage Types: Sub-urban commercial</p> <p>Typical Building Height: 1- to 2- Story</p> <p>Type of Civic Space: Parks, Greens; median landscaping</p>

Hutto, Texas

TABLE 3A: Vehicular Lane Dimensions. These tables assign lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3Bi and 3Bii. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	
Below 20 mph	8 feet	■	■	■	□		■ BY RIGHT
20-25 mph	9 feet	■	■	■	■	□	□ BY WARRANT
25-35 mph	10 feet	■	■	■	■	■	
25-35 mph	11 feet	■	■			■	
Above 35 mph	12 feet	■	■			■	

DESIGN SPEED	PARKING LANE WIDTH						
20-25 mph	(Angle) 18 feet						■
20-25 mph	(Parallel) 7 feet				■		
25-35 mph	(Parallel) 8 feet			■	■	■	
Above 35 mph	(Parallel) 9 feet						■

DESIGN SPEED	EFFECTIVE TURNING RADIUS						
Below 20 mph	5-10 feet			■	■	■	
20-25 mph	10-15 feet	■	■	■	■	■	
25-35 mph	15-20 feet	■	■	■	■	■	
Above 35 mph	20-30 feet	■	■				□

DESIGN SPEED	TRAVEL LANE WIDTH	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Below 20 mph	8 feet	■					
20-25 mph	9 feet	■	■	■	■	■	
25-35 mph	10 feet	■	■	■	■	■	□
25-35 mph	11 feet					□	■
Above 35 mph	12 feet						■

DESIGN SPEED	PARKING LANE WIDTH						
20-25 mph	(Angle) 18 feet			■	■	■	
20-25 mph	(Parallel) 7 feet		■	■	■	■	
25-35 mph	(Parallel) 8 feet	■	■	■	■	■	■
Above 35 mph	(Parallel) 9 feet						■

DESIGN SPEED	EFFECTIVE TURNING RADIUS						
Below 20 mph	5-10 feet	■	■	■	■	■	
20-25 mph	10-15 feet	■	■	■	■	■	□
25-35 mph	15-20 feet	■	■	■	■	■	■
Above 35 mph	20-30 feet					□	■

TABLE 3BI. VEHICULAR LANE & PARKING ASSEMBLIES

SMARTCODE

Hutto, Texas

TABLE 3Bi: Vehicular Lane/Parking Assemblies for Greenfield. The projected design speeds determine the dimensions of the vehicular lanes and Turning Radii assembled for Thoroughfares.

	ONE WAY MOVEMENT				TWO WAY MOVEMENT			
a. NO PARKING	T1 T2 T3	T1 T2 T3	T1 T2 T3	T1 T2 T3	T1 T2	T1 T2	T1 T2	T1 T2
Design ADT	300 VPD	600 VPD	600 VPD	2,500 VPD	22,000 VPD	22,000 VPD	36,000 VPD	36,000 VPD
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	5 Seconds	9 Seconds	9 Seconds	13 Seconds	13 Seconds
Design Speed	20 - 30 MPH	Below 20 MPH	Below 20 MPH	20-25 MPH	25-30 MPH	25-30 MPH	35 MPH and above	35 MPH and above
b. YIELD PARKING	T3 T4	T3 T4	T3 T4	T3 T4	T3 T4	T3 T4	T3 T4	T3 T4
Design ADT	1,000 VPD	1,000 VPD	1,000 VPD	1,000 VPD	1,000 VPD	1,000 VPD	1,000 VPD	1,000 VPD
Pedestrian Crossing	5 Seconds	5 Seconds	5 Seconds	7 Seconds	7 Seconds	7 Seconds	7 Seconds	7 Seconds
Design Speed	20 - 30 MPH	Below 20 MPH	Below 20 MPH	20-25 MPH	25-30 MPH	25-30 MPH	35 MPH and above	35 MPH and above
c. PARKING ONE SIDE PARALLEL	T3 T4	T3 T4 T5	T3 T4 T5	T4 T5	T4 T5	T4 T5	T4 T5	T5
Design ADT	5,000 VPD	18,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	15,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	8 Seconds	11 Seconds	11 Seconds	11 Seconds	13 Seconds
Design Speed	20-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above
d. PARKING BOTH SIDES PARALLEL	T4	T4 T5	T4 T5	T4 T5	T5	T5	T5	T5
Design ADT	8,000 VPD	20,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	22,000 VPD	22,000 VPD	32,000 VPD
Pedestrian Crossing	7 Seconds	10 Seconds	10 Seconds	10 Seconds	13 Seconds	13 Seconds	13 Seconds	15 Seconds
Design Speed	Below 20 MPH	25-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above
e. PARKING BOTH SIDES DIAGONAL	T5	T5	T5	T5	T5	T5	T5	T5
Design ADT	18,000 VPD	20,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	22,000 VPD	22,000 VPD	31,000 VPD
Pedestrian Crossing	15 Seconds	17 Seconds	17 Seconds	17 Seconds	20 Seconds	20 Seconds	20 Seconds	23 Seconds
Design Speed	Below 20 MPH	20-25 MPH	20-25 MPH	20-25 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above
f. PARKING ACCESS				T3 T4	T5	T5	T5	T5
Design ADT				3 Seconds	6 Seconds	6 Seconds	6 Seconds	6 Seconds
Pedestrian Crossing				3 Seconds	6 Seconds	6 Seconds	6 Seconds	6 Seconds
Design Speed				20-25 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above

Hutto, Texas

TABLE 3Bii: Vehicular Lane/Parking Assemblies for Old Town. The projected design speeds determine the dimensions of the vehicular lanes and Turning Radii assembled for Thoroughfares. OT-4 includes OT-4R and OT-4T and OT-5 include OT-5H and OT-5C.

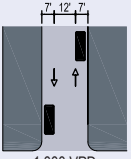
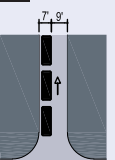
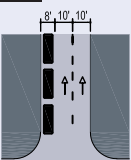
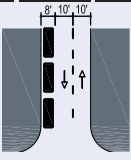
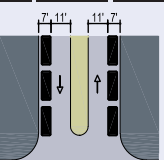
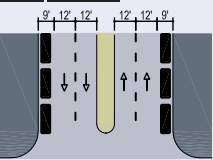
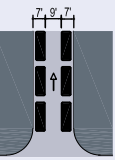
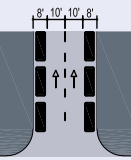
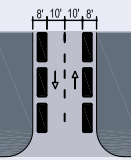
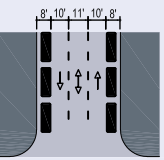
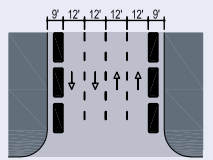
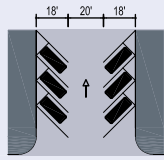
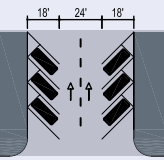
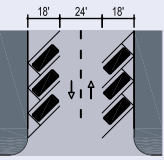
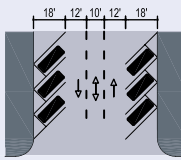
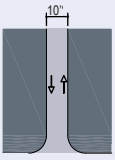
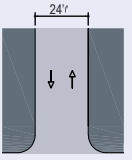
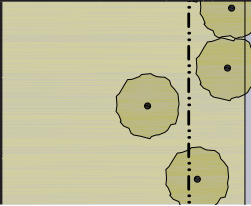
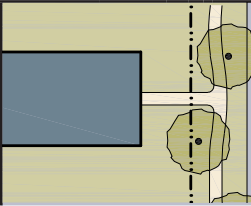
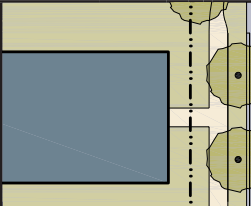
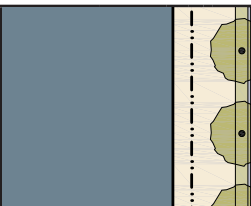
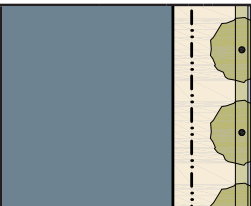
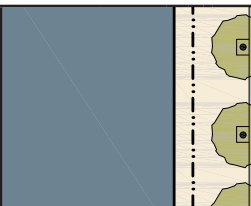
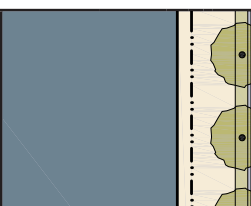
	ONE WAY MOVEMENT		TWO WAY MOVEMENT		
a. RESERVED					
Design ADT Pedestrian Crossing Design Speed					
b. YIELD PARKING			OT-3		
Design ADT Pedestrian Crossing Design Speed			 <p>1,000 VPD 7 Seconds</p>		
c. PARKING ONE SIDE PARALLEL	OT-3	OT-3	OT-4	OT-5 SD-A	OT-5 SD-A
Design ADT Pedestrian Crossing Design Speed	 <p>5,000 VPD 5 Seconds 20-30 MPH</p>	 <p>18,000 VPD 8 Seconds</p>	 <p>16,000 VPD 8 Seconds 25-30 MPH</p>	 <p>15,000 VPD 11 Seconds 25-30 MPH</p>	 <p>32,000 VPD 13 Seconds</p>
d. PARKING BOTH SIDES PARALLEL	OT-4	OT-4 OT-5 SD-A	OT-4 OT-5 SD-A	OT-5 SD-A	OT-5 SD-A
Design ADT Pedestrian Crossing Design Speed	 <p>8,000 VPD 7 Seconds Below 20 MPH</p>	 <p>20,000 VPD 10 Seconds 25-30 MPH</p>	 <p>15,000 VPD 10 Seconds 25-30 MPH</p>	 <p>22,000 VPD 13 Seconds 25-30 MPH</p>	 <p>32,000 VPD 15 Seconds 35 MPH and above</p>
e. PARKING BOTH SIDES DIAGONAL	OT-5 SD-A	OT-5 SD-A	OT-5 SD-A	OT-5 SD-A	
Design ADT Pedestrian Crossing Design Speed	 <p>18,000 VPD 15 Seconds Below 20 MPH</p>	 <p>20,000 VPD 17 Seconds 20-25 MPH</p>	 <p>15,000 VPD 17 Seconds 20-25 MPH</p>	 <p>22,000 VPD 20 Seconds 25-30 MPH</p>	
f. PARKING ACCESS			OT-3 OT-4	OT-5 SD-A	
Design ADT Pedestrian Crossing Design Speed			 <p>3 Seconds</p>	 <p>6 Seconds</p>	

TABLE 4A. PUBLIC FRONTAGES - GENERAL

SMARTCODE


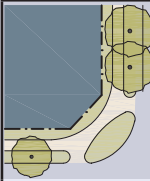
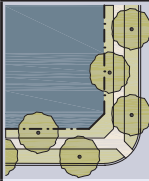
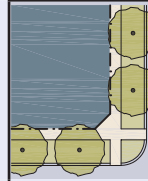
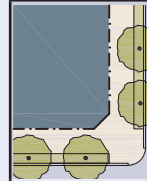
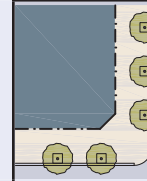
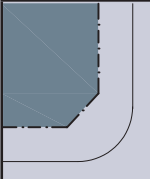
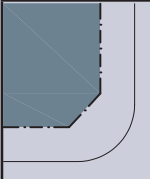
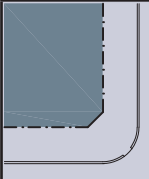
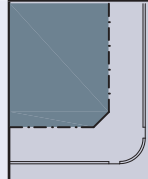
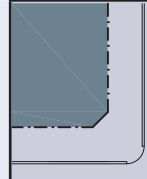
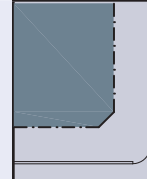
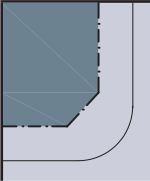
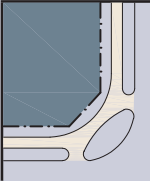
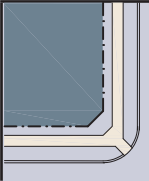
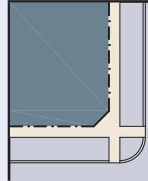
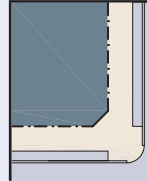
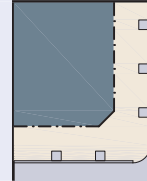

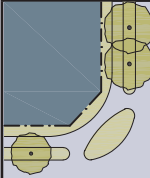
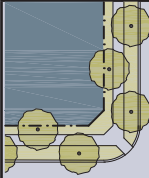
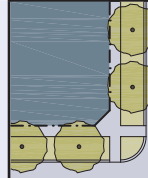
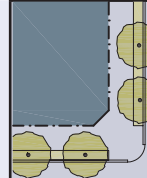
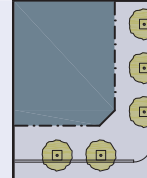
Hutto, Texas

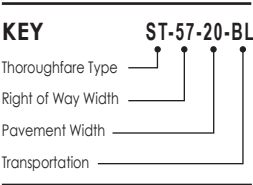
TABLE 4A: Public Frontages - General. The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 4B. OT-4 includes OT-4R and OT-4T and OT-5 include OT-5H and OT-5C.

PLAN	
LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	 <div> <div>T1</div> <div>T2</div> <div>T3</div> </div>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <div> <div>T1</div> <div>T2</div> <div>T3</div> </div>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	 <div> <div>OT-3</div> <div>T3</div> <div>T4</div> <div>T5</div> </div>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee.</p>	 <div> <div>T3</div> <div>OT-4</div> <div>T4</div> <div>OT-5</div> <div>T5</div> <div>SD-A</div> </div>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.</p>	 <div> <div>T3</div> <div>OT-4</div> <div>T4</div> <div>OT-5</div> <div>T5</div> <div>SD-A</div> </div>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.</p>	 <div> <div>OT-4</div> <div>T4</div> <div>OT-5</div> <div>T5</div> <div>SD-A</div> </div>
<p>g. (BV) For Boulevard: This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.</p>	 <div> <div>T3</div> <div>OT-4</div> <div>T4</div> <div>OT-5</div> <div>T5</div> <div>SD-A</div> </div>

Hutto, Texas

Table 4B: Public Frontages - Specific. This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters – relative to specific Thoroughfare types within Transect Zones. Table 4B-a assembles all of the elements for the various street types. Locally appropriate planting species should be filled in to the calibrated Code. OT-4 includes OT-4R and OT-4T and OT-5 include OT-5H and OT-5C.

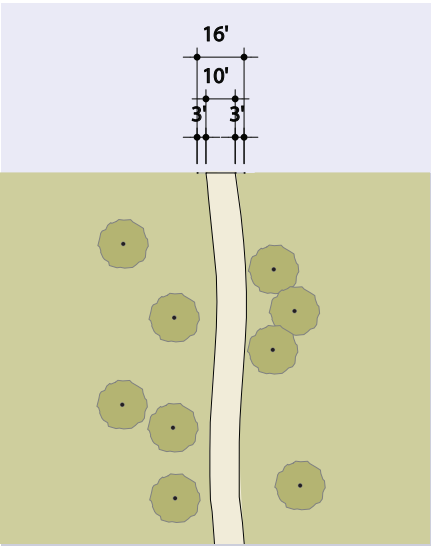
Public Frontage Type	T1 T2 T3			T1 T2 T3			T3 T4		T4 T5		T4 T5		T5
	OT-3			OT-3			OT-3	OT-4	OT-4	OT-5	OT-4	OT-5	OT-5
TRANSECT ZONE									SD-A		SD-A		SD-A
	HW & RD			RD & ST			ST-DR-AV		ST-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV
<p>a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.</p> <p>Total Width</p>													
	16-24 feet			12-24 feet			12-18 feet		12-18 feet		18-24 feet		18-30 feet
<p>b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.</p> <p>Type Radius</p>													
	Open Swale 10-30 feet			Open Swale 10-30 feet			Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet
<p>c. Walkway: The pavement dedicated exclusively to pedestrian activity.</p> <p>Type Width</p>													
	Path Optional n/a			Path 4-8 feet			Sidewalk 4-8 feet		Sidewalk 4-8 feet		Sidewalk 12-20 feet		Sidewalk 12-30 feet
<p>d. Planter: The layer which accommodates street trees and other landscape.</p> <p>Arrangement Species Planter Type Planter Width</p>													
	Clustered Multiple Continuous Swale 8 feet-16 feet			Clustered Multiple Continuous Swale 8 feet-16 feet			Regular Alternating Continuous Planter 8 feet-12 feet		Regular Single Continuous Planter 8 feet-12 feet		Regular Single Continuous Planter 4 feet-6 feet		Opportunistic Single Tree Well 4 feet-6 feet
<p>e. Landscape: The recommended plant species. (See Table 6)</p>													
<p>f. Lighting: The recommended Public Lighting. (See Table 5)</p>													



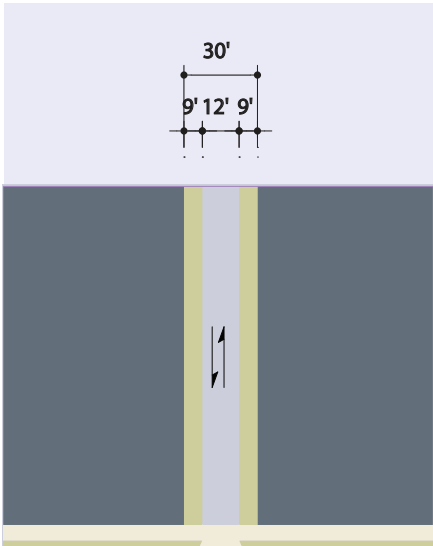
THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

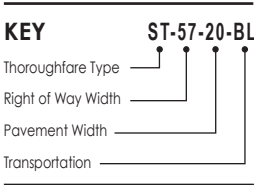
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



PA-16-10
Shared Use Path
T1, T2, T3, OT-3, OT-4T
16'
10'
Yield
15 MPH
1 shared
0
N/A
paved asphalt
none
swale
none
BR/PA



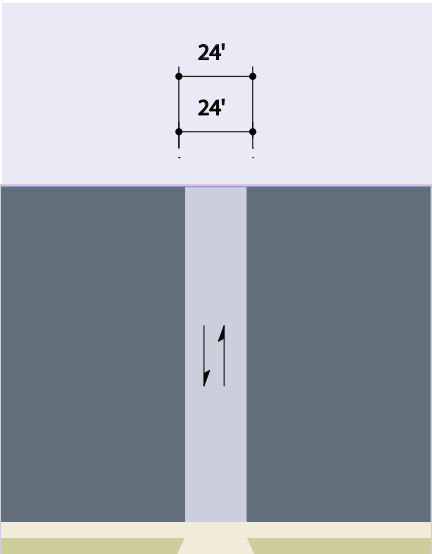
RL-30-12
Rear Lane
T3, T4, OT-3, OT-4R, OT-4T
30'
12'
Yield
5 MPH
1 shared
0
special
none
none
swale
none
BR



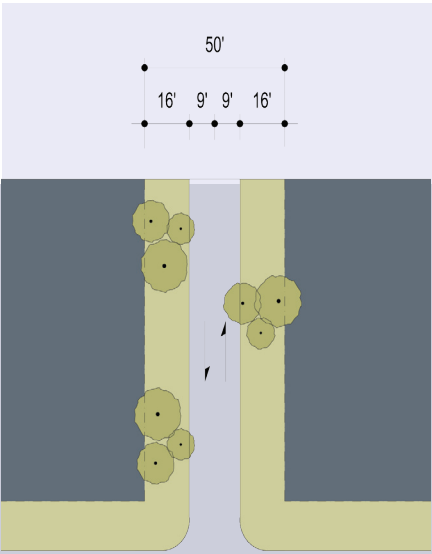
THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

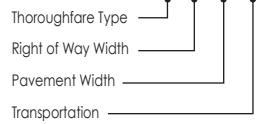
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



RA-24-24
Rear Alley
T4, T5, OT-4R, OT-5 (all subzones)
24'
24'
Yield
5 MPH
1 shared
0
special
none
none
none
none
BR

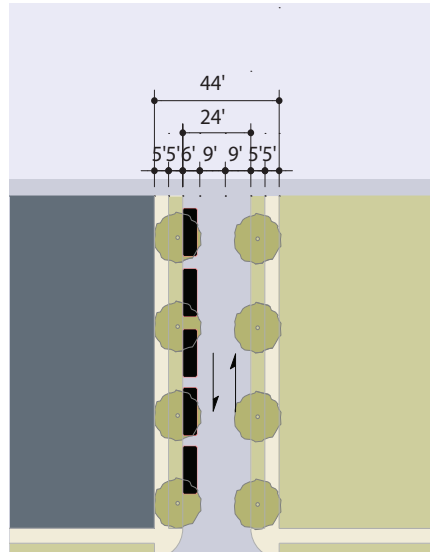


RD-50-18
Road
T1, T2
50'
18'
Free
35 MPH
2
0
20'
none
opportunistic
swale
clustered
BR

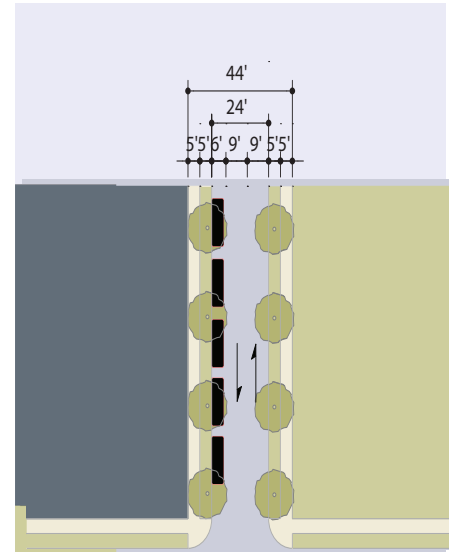
KEY**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

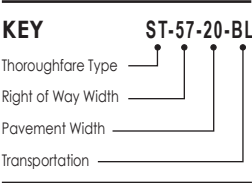
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	

**RD-50-24**

Road
T1, T2
50'
24'
Free
45 MPH
2
0
25'
none
opportunistic
swale
clustered
BR

**DR-44-24**

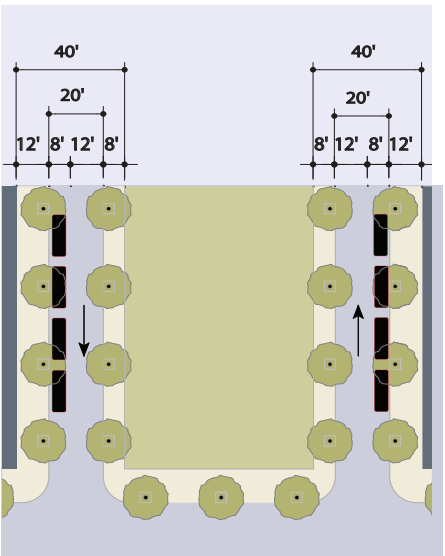
Drive
T3, T4, OT-3, OT-4T, OT-4R
44'
24'
Slow
20 MPH
2
1
10'
5' sidewalk
5' continuous planter
vertical
trees 30' o.c.
BR



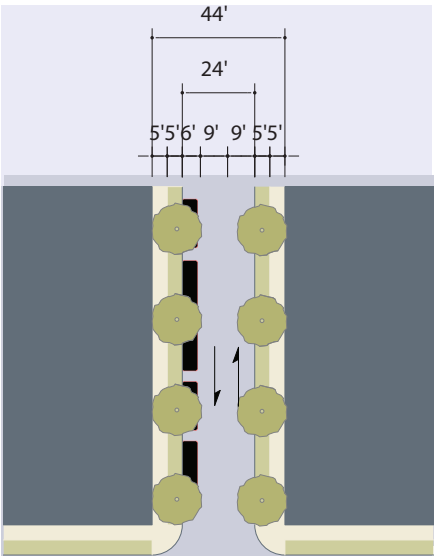
THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

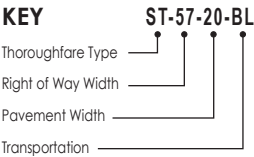
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



PS-80-40
Park Street
T4, T5
80'
40'
Slow
20 MPH
2
2
10'
12' Sidewalk
treewells
vertical trees 30' o.c.
BR



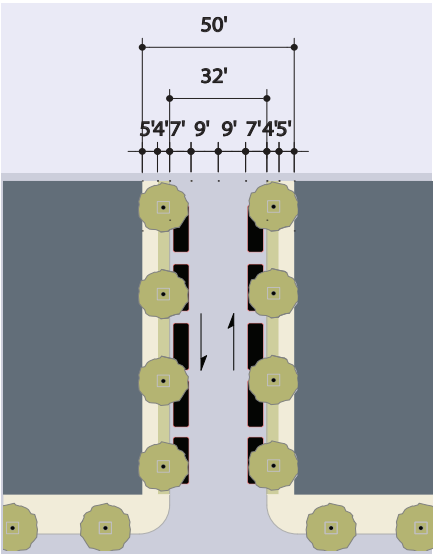
ST-44-24
Street
T3, OT-3, OT-4T, OT-4R
44'
20'
Slow
20 MPH
2
1
10'
5' Sidewalk
5' continuous planter
vertical trees 30' o.c.
BR



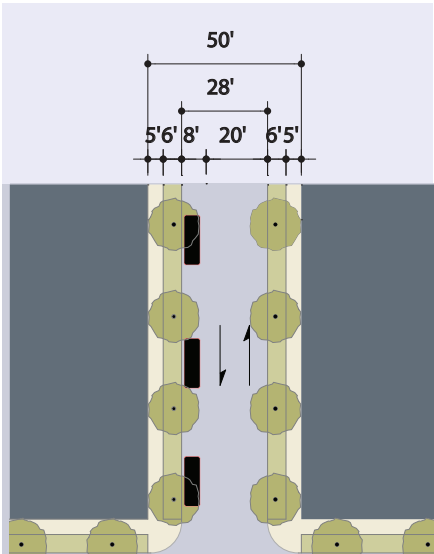
THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

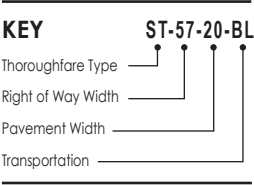
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



ST-50-32
Street
T3, T4, OT-3, OT-4T, OT-4R
50'
32'
Slow
20 MPH
2
2
10'
5' Sidewalk
4' continuous planter
vertical trees 30' o.c.
BR



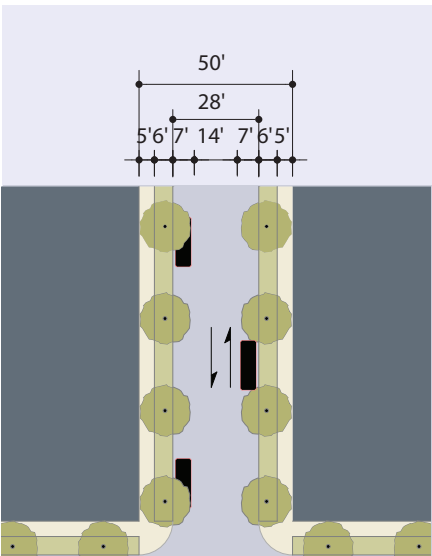
ST-50-28
Street
T4
50'
28'
Free
25 MPH
2
1
10'
5' Sidewalk
6' continuous planter
vertical trees 30' o.c.
BR



THOROUGHFARE TYPES

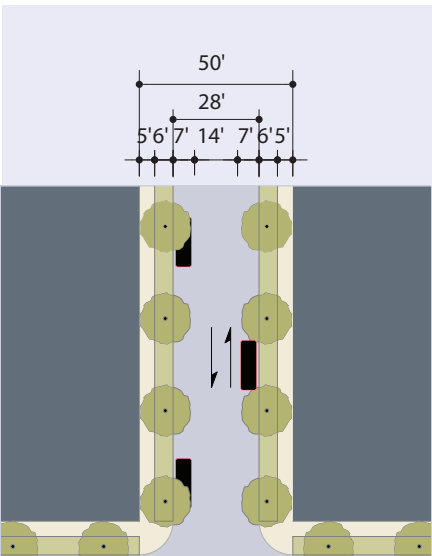
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



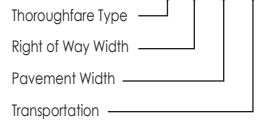
ST-50-28

Street	
T3, OT-3, OT-4T, OT-4R	
50'	
28'	
Yield	
15 MPH	
2, shared	
2, boxed	
10'	
5' Sidewalk	
6' continuous planter	
vertical trees 30' o.c.	
BR	



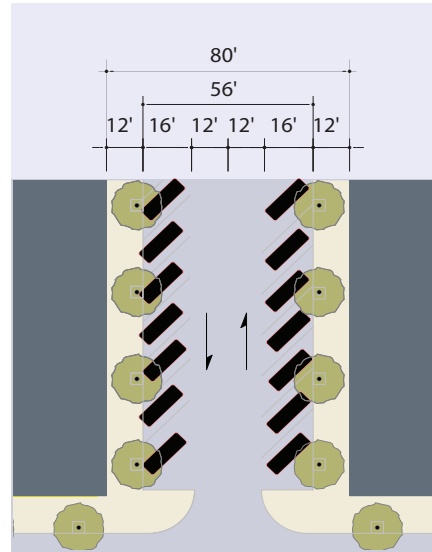
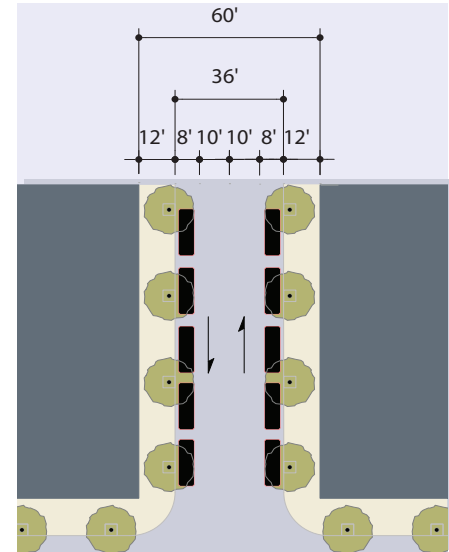
ST-50-34

Street	
T4, T5	
50'	
34'	
Slow	
25 MPH	
2	
2	
10'	
8' Sidewalk	
tree wells	
vertical trees 30' o.c.	
BR	

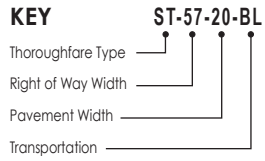
KEY**THOROUGHFARE TYPES**

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5, OT-5 (all subzones), SD-A
Right-of-Way Width	80'
Pavement Width	56'
Movement	Slow
Design Speed	25 MPH
Pedestrian Crossing Time	
Traffic Lanes	2
Parking Lanes	2, angled @ 17' marked
Curb Radius	10'
Walkway Type	12' Sidewalk
Planter Type	tree wells
Curb Type	vertical
Landscape Type	trees 30' o.c.
Transportation Provision	BR

**CS-80-56****CS-60-36**

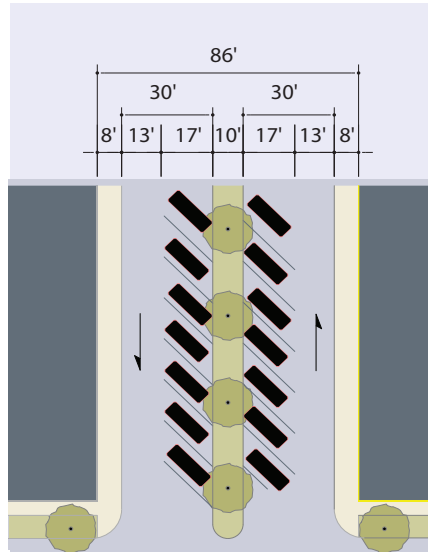
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	60'
Pavement Width	36'
Movement	Slow
Design Speed	20 MPH
Pedestrian Crossing Time	
Traffic Lanes	2
Parking Lanes	Both sides @ 7' marked
Curb Radius	10'
Walkway Type	12' Sidewalk
Planter Type	tree wells
Curb Type	vertical
Landscape Type	trees 30' o.c.
Transportation Provision	BR



THOROUGHFARE TYPES

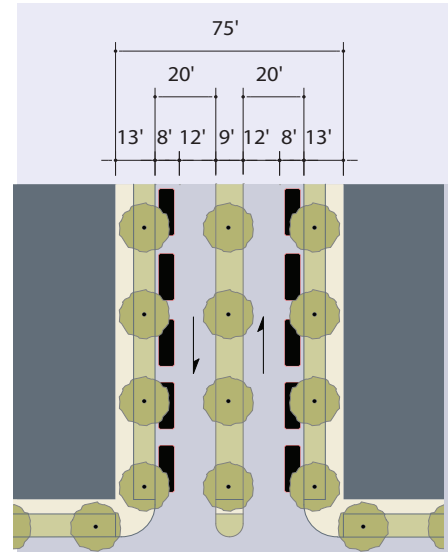
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



AV-86-60

Avenue
T5
86'
60'
Slow
25 MPH
2
2, angled @ 17° marked
10'
8' Sidewalk
NA
vertical
NA
BR



AV-75-40

Commercial Street
T3, T4, OT-5 (all subzones), SD-A
75'
40'
Free
30 MPH
2
2
10'
6' Sidewalk
7' continuous planter
vertical
trees 30' o.c.
BR

SMARTCODE

Hutto, Texas

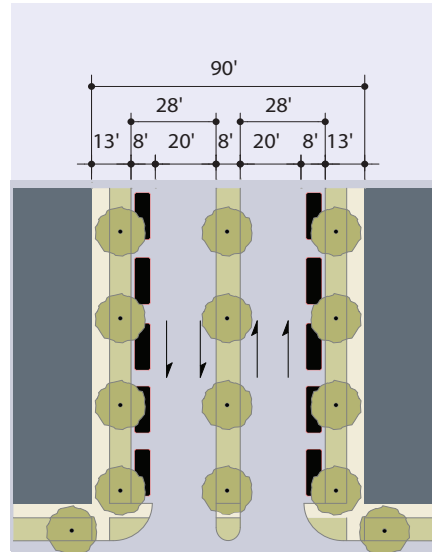
KEY

ST-57-20-BL

Thoroughfare Type _____
Right of Way Width _____
Pavement Width _____
Transportation _____

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Park Street:	PS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Shared Use Path:	PA
Transit Route:	TR



AV-90-56

Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	90'
Pavement Width	56'
Movement	Slow
Design Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	4
Parking Lanes	Both sides @ 8' marked
Curb Radius	10'
Walkway Type	6' Sidewalk
Planter Type	7' continuous planter
Curb Type	curb or swale
Landscape Type	trees 30' o.c.
Transportation Provision	BR, TR

TABLE 5: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.












	T1	T2	T3	T4	T5	T6	SD	Specifications
Cobra Head 	■						■	
Pipe 	■	■	■					
Post 		■	■	■				
Column 			■	■	■			
Double Column 					■	■		

TABLE 6: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The local planning office selects species appropriate for the bioregion.

	T1	T2	T3 OT-3	T4 OT-4	T5 OT-5	SD-A	Specific Lighting
Columnar 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Oval 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Ball 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pyramid 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Umbrella 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Vase 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Note: The OT-4 zone includes OT-4R and OT-4T, OT-5 zone includes all the sub-zones: OT-5H, and OT-5C.

TABLE 7: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION		PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.				<div>T2</div> <div>T3</div>
b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.				<div>T3</div> <div>T4</div>
c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.				<div>T4</div> <div>T5</div>
d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.				<div>T4</div> <div>T5</div>
e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.				<div>T4</div> <div>T5</div>
f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.				<div>T4</div> <div>T5</div>
g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.				<div>T4</div> <div>T5</div>

Note: The OT-4 zone designation and OT-5 zone designation includes all the sub-zones unless otherwise specified.

TABLE 8: Building Configuration. This table shows the Configurations for different building heights for each Transect Zone. It must be modified to show actual calibrated heights for local conditions. Recess Lines and Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Tables 14k and 14B.k.

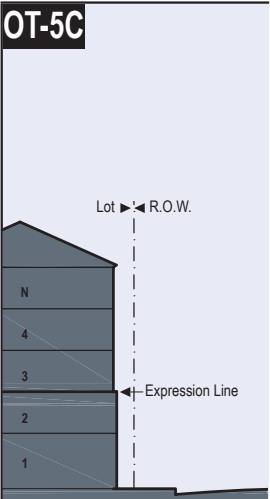
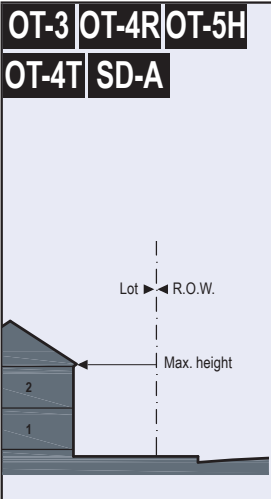
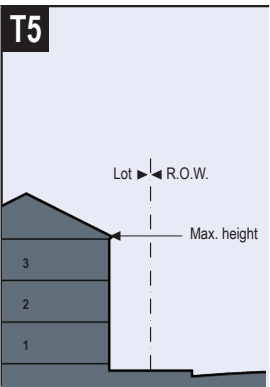
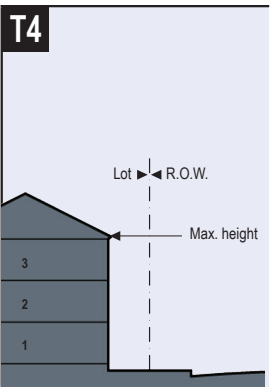
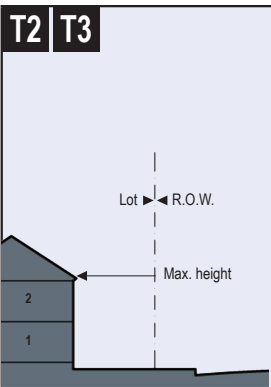
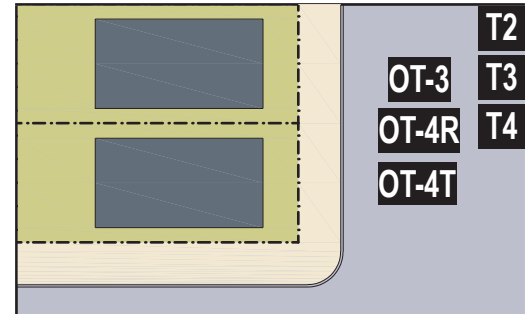
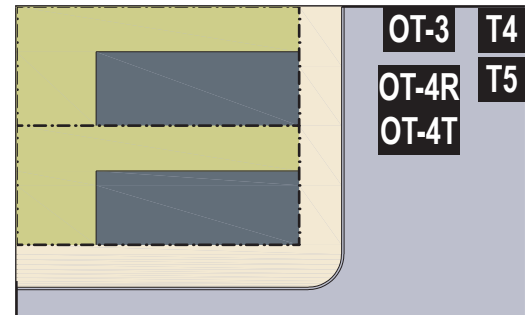


TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

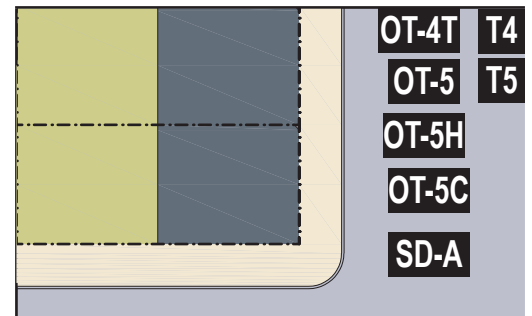
a. Edgeyard: Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.



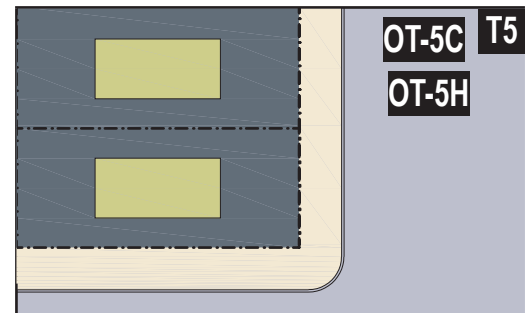
b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.



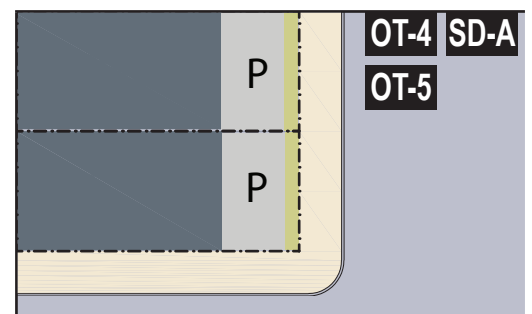
c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.



e. Suburban Arterial: A building that setback from the street. Buildings that are typically larger footprints accommodating light industrial and commercial uses along arterial roadways or railroad corridors. Parking may be permitted along the street frontage. Office parks may also be located along these corridors.



TABLES 10 & 11. BUILDING FUNCTION & PARKING CALCULATIONS

SMARTCODE

Hutto, Texas

TABLE 10: Building Function. This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Tables 12 and 12A. Parking requirements do not apply to OT zones.

	T2 T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 4.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 4.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Tables 12 & 12A	See Tables 12 & 12A
f. OTHER	See Table 12	See Tables 12 & 12A	See Tables 12 & 12A

TABLE 11: Parking Calculations. The sum of the required parking for any two functions listed on Table 11a below, when divided by the appropriate Shared Parking Factor, produces the actual parking needed for each site. Conversely, the actual parking may be multiplied by the Shared Parking Factor to determine the Effective Parking credit that controls the possible densities. Parking requirements do not apply to OT zones.

TABLE 11A. REQUIRED PARKING (See Table 10)

	T2 T3	T4	T5
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE & RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		
OTHER	To be determined by Warrant		

TABLE 11B. SHARED PARKING FACTOR

Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL

Shared Parking Factors (SPF) for combinations of functions:

- RESIDENTIAL / LODGING: 1.1
- RESIDENTIAL / OFFICE: 1.1
- RESIDENTIAL / RETAIL: 1.4
- LODGING / OFFICE: 1.1
- LODGING / RETAIL: 1.3
- OFFICE / RETAIL: 1.3
- RESIDENTIAL / RETAIL (diagonal): 1.2
- LODGING / RETAIL (diagonal): 1.2
- OFFICE / RETAIL (diagonal): 1.2
- RETAIL / RETAIL (diagonal): 1.0

SMARTCODE

Hutto, Texas

TABLE 12: Specific Function & Use. This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones.

TABLE 12. SPECIFIC FUNCTION & USE

	T1	T2	T3	T4	T5
a. RESIDENTIAL					
Mixed Use Block					■
Flex Building				■	■
Apartment Building				■	■
Live/Work Unit			■	■	■
Row House				■	■
Duplex House				■	■
Courtyard House				■	■
Sideyard House				■	■
Cottage			■	■	
House		■	■	■	
Villa		■			
Accessory Unit		■	■	■	■
b. LODGING					
Hotel (no room limit)					■
Inn (up to 12 rooms)		□		■	■
Bed & Breakfast (up to 5 rooms)		□	■	■	■
School Dormitory				■	■
c. OFFICE					
Office Building				■	■
Live-Work Unit			■	■	■
d. RETAIL					
Open-Market Building		■	■	■	■
Retail Building				■	■
Display Gallery				■	■
Restaurant				■	■
Kiosk				■	■
Push Cart				□	□
Liquor Selling Establishment				□	□
Adult Entertainment					
e. CIVIC					
Bus Shelter			■	■	■
Convention Center					
Conference Center					□
Exhibition Center					
Fountain or Public Art		■	■	■	■
Library				■	■
Live Theater					■
Movie Theater					■
Museum					□
Outdoor Auditorium		□	■		■
Parking Structure					■
Passenger Terminal					□
Playground		■	■	■	■
Sports Stadium					
Surface Parking Lot				□	□
Religious Assembly		■	■	■	■

	T1	T2	T3	T4	T5
f. OTHER: AGRICULTURE					
Grain Storage	■	■			
Livestock Pen	□	□			
Greenhouse	■	■	□		
Stable	■	■	□		
Kennel	■	■	□	□	□
f. OTHER: AUTOMOTIVE					
Gasoline		□			□
Automobile Service					
Truck Maintenance					
Drive -Through Facility					□
Rest Stop	■	■			
Roadside Stand	■	■			
Billboard					
Shopping Center					
Shopping Mall					
f. OTHER: CIVIL SUPPORT					
Fire Station			■	■	■
Police Station				■	■
Cemetery		■	□	□	
Funeral Home				■	■
Hospital					□
Medical Clinic				□	■
f. OTHER: EDUCATION					
College					□
High School				□	□
Trade School					□
Elementary School			■	■	■
Other- Childcare Center		■	■	■	■
f. OTHER: INDUSTRIAL					
Heavy Industrial Facility					
Light Industrial Facility					
Truck Depot					
Laboratory Facility					
Water Supply Facility					
Sewer and Waste Facility					
Electric Substation	□	□	□	□	
Wireless Transmitter	□	□			
Cremation Facility					
Warehouse					
Produce Storage					
Mini-Storage					

■ BY RIGHT

□ BY WARRANT

TABLE 12A: SPECIFIC FUNCTION & USE

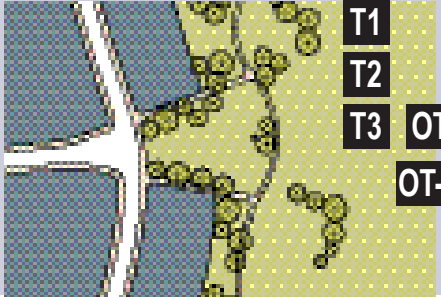
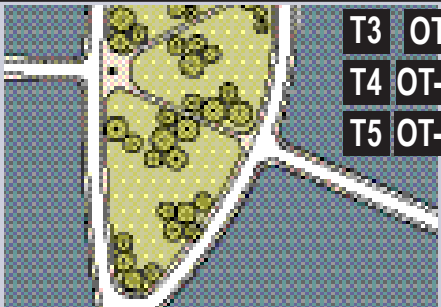
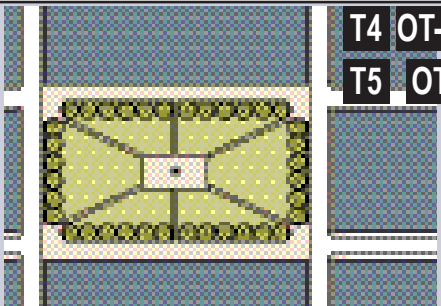
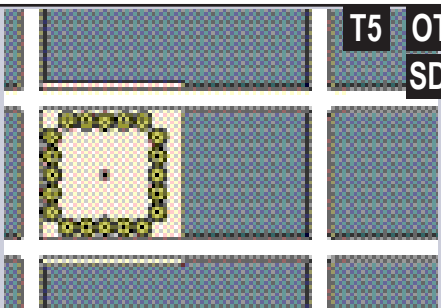

SMARTCODE

Hutto, Texas

TABLE 12A: Specific Function & Use: This table expands the categories of Table 10 to delegate specific Functions and uses within Old Town Transsect Zones.

OT-3 OT-4R OT-4T OT-5H OT-5C SD-A							OT-3 OT-4R OT-4T OT-5H OT-5C SD-A						
a. RESIDENTIAL							f. OTHER: AGRICULTURE						
Mixed Use Block				■	■	■	Grain Storage						
Flex Building						■	Livestock Pen						
Apartment Building		■	□	■	■	■	Greenhouse (accessory use only)		□	□	□	□	
Live/Work Unit	□	■	□	■	■	■	Stable						
Row House		■		■	■		Kennel						□
Duplex House		■	■	■	■		f. OTHER: AUTOMOTIVE						
Courtyard House	■	■	■	■	■		Gasoline						□
Sideyard House	■	■	■				Automobile Service						
Cottage	■	■	■				Truck Maintenance						
House	■		■				Drive -Through Facility						□
Villa	■		■				Rest Stop						
Accessory Unit	■	■	■				Roadside Stand						
b. LODGING							Billboard						□
Hotel (no room limit)				■	■	■	Shopping Center						■
Inn (up to 12 rooms)		□		■	■	■	Shopping Mall						■
Bed & Breakfast (up to 5 rooms)	□	■	□	■	■	■	f. OTHER: CIVIL SUPPORT						
S.R.O. hostel			□	□	□	□	Fire Station						■
School Dormitory		□	□	■	■	■	Police Station						■
c. OFFICE							Cemetery						
Office Building			□	■	■	■	Funeral Home						■
Office Use in House		□	■	■	■	■	Hospital						□
Live-Work Unit	□	■	□	■	■	■	Medical Clinic					□	■
d. RETAIL							f. OTHER: EDUCATION						
Open-Market Building		■	■	■	■	■	College					□	□
Retail Use in House		□	■	■	■	■	High School						□
Retail Building			□	■	■	■	Trade School						□
Display Gallery		■	■	■	■	■	Elementary School	□	□	■	■	■	■
Restaurant		□		■	■	■	Other- Childcare Center	□	□	■	■	■	■
Kiosk		■	■	■	■	■	f. OTHER: INDUSTRIAL						
Push Cart				□	□		Heavy Industrial Facility						
Liquor Selling Establishment				□	□	□	Light Industrial Facility						□
Adult Entertainment							Truck Depot						□
e. CIVIC							Laboratory Facility					□	□
Bus Shelter	■	■	■	■	■	■	Water Supply Facility						
Convention Center					■	■	Sewer and Waste Facility						
Conference Center				□	■	■	Electric Substation	□	□	□	□	□	□
Exhibition Center				□	■	■	Wireless Transmitter						□
Fountain or Public Art	■	■	■	■	■	■	Cremation Facility						
Library		■	■	■	■	■	Warehouse						□
Live Theater				■	■	■	Produce Storage						
Movie Theater				■	■	■	Mini-Storage						□
Museum				■	■	■							
Outdoor Auditorium				□	■	■							
Parking Structure				□	■	■							
Passenger Terminal					■	■							
Playground	■	■	■	■	■	■							
Sports Stadium					□	□							
Surface Parking Lot				□	□	■							
Religious Assembly	■	■	■	■	■	■							

■ BY RIGHT
□ BY WARRANT

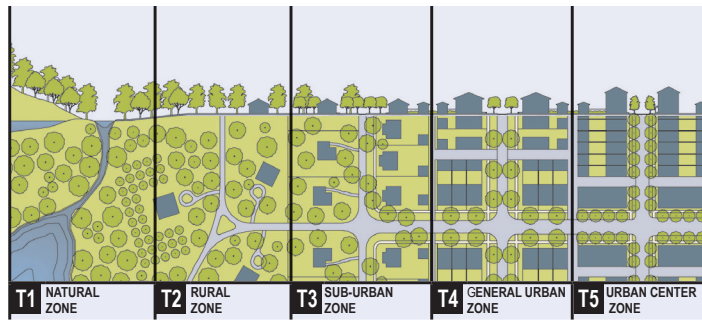
<p>a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.</p>	 <div> <div>T1</div> <div>T2</div> <div>T3</div> <div>OT-3</div> <div>OT-4T</div> </div>
<p>b. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	 <div> <div>T3</div> <div>OT-3</div> <div>T4</div> <div>OT-4R</div> <div>T5</div> <div>OT-4T</div> </div>
<p>c. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/4 acre and the maximum shall be 5 acres.</p>	 <div> <div>T4</div> <div>OT-4R</div> <div>T5</div> <div>OT-5</div> </div>
<p>d. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.</p>	 <div> <div>T5</div> <div>OT-5</div> <div>SD-A</div> </div>
<p>e. Playground: An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <div> <div>T1</div> <div>T2</div> <div>T3</div> <div>OT-3</div> <div>T4</div> <div>OT-4T</div> <div>T5</div> <div>OT-4R</div> <div>SD-A</div> </div>

Note: The OT-5 zone includes the sub-zones: OT-5H and OT-5C.

TABLE 14A. SMARTCODE SUMMARY

SMARTCODE

Hutto, Texas



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) (see Table 16)					
CLD requires	no minimum	50% min	10 - 30%	20 - 40%	not permitted
TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%
b. BASE RESIDENTIAL DENSITY (see Section 3.4)					
By Right	by Variance	1 unit / 20 ac.	4 units / ac. gross	12 units / ac. gross	12 units / ac. min.
Other Functions	by Variance	by Variance	10 - 20%	20 - 30%	30 - 50%
c. BLOCK SIZE					
Block Perimeter	no maximum	no maximum	2400 ft. max	2000 ft. max	1600 ft. max
d. THOROUGHFARES (see Table 3 and Table 4)					
HW	permitted	permitted	permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	not permitted
Rear Alley	not permitted	not permitted	permitted	required	required
Path	permitted	permitted	permitted	permitted	not permitted
Passage	not permitted	not permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES (see Table 13) * permitted within Open Space					
Park	permitted	permitted	permitted	by Warrant	by Warrant
Green	not permitted	not permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION					
Lot Width	not applicable	by Warrant	68 ft. min 120 ft. max	22 ft. min 96 ft. max	22 ft. min 300 ft. max
Lot Coverage	not applicable	by Warrant	50% max	75% max	90% max *
g. SETBACKS - PRINCIPAL BUILDING (see Table 15) * May be allocated per block rather than lot					
(g.1) Front Setback (Principal)	not applicable	24 ft. min	24 ft. min	20 ft. max	12 ft. max
(g.2) Front Setback (Secondary)	not applicable	20 ft. min	20 ft. max	12 ft. max	2 ft. min 12 ft. max
(g.3) Side Setback	not applicable	40 ft. min	18 ft. min total	0 ft. min 8 ft. total max	0 ft. min 24 ft. max
(g.4) Rear Setback	not applicable	96 ft. min	24 ft. min	3 ft. min *	3 ft. min *
Frontage Buildout	not applicable	not applicable	50% min	70% min	80% min
h. SETBACKS - OUTBUILDING (see Table 15) * or 15 ft. from centerline of alley					
(h.1) Front Setback	not applicable	20 ft. min + bldg setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. max from rear prop
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft. max	3 ft. max
i. BUILDING DISPOSITION (see Table 9)					
Edgeyard	permitted	permitted	permitted	permitted	not permitted
Sideyard	not permitted	not permitted	not permitted	permitted	permitted
Rearyard	not permitted	not permitted	not permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted
j. PRIVATE FRONTAGES (see Table 7)					
Common Yard	not applicable	permitted	permitted	not permitted	not permitted
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	permitted	permitted
k. BUILDING CONFIGURATION (see Table 8)					
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	3 Stories max, 2 min*
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max
l. BUILDING FUNCTION (see Table 10 & Table 12) * 4 Stories permitted by Warrant					
Residential	not applicable	restricted use	restricted use	limited use	open use
Lodging	not applicable	restricted use	restricted use	limited use	open use
Office	not applicable	restricted use	restricted use	limited use	open use
Retail	not applicable	restricted use	restricted use	limited use	open use

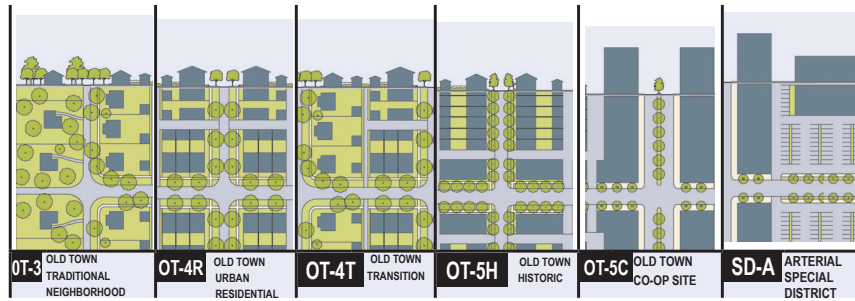
ARTICLE 5

ARTICLE 3

DISPOSITION

CONFIGURATION

FUNCTION



a. RESERVED

b. BASE RESIDENTIAL DENSITY

By Right (minimums)	6 units / ac. gross	8 units / ac. gross	6 units / ac. gross	12 units / ac. gross	12 units / ac. gross	NA
Other Functions (inc. civic uses)	by Variance/Warrant	5 - 25%	20 - 70%	20 - 75%	30 - 75%	50 - 80%

c. BLOCK SIZE

Block Perimeter	1600 ft. max	1600 ft. max	1600 ft. max	1600 ft. max	1600 ft. max	3000 ft. max
-----------------	--------------	--------------	--------------	--------------	--------------	--------------

d. THOROUGHFARES (see Table 3 and Table 4)

HW	not permitted	not permitted	not permitted	not permitted	not permitted	permitted
BV	permitted	permitted	permitted	permitted	permitted	permitted
AV	permitted	permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	permitted	permitted	permitted
DR	permitted	permitted	permitted	permitted	permitted	permitted
ST	permitted	permitted	permitted	permitted	permitted	permitted
RD	permitted	not permitted	not permitted	not permitted	not permitted	permitted
Rear Lane	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Rear Alley	permitted	permitted	permitted	required	required	permitted
Path	permitted	not permitted	permitted	not permitted	not permitted	permitted
Passage	permitted	permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	not permitted	permitted	not permitted *	not permitted	permitted
Bicycle Lane	permitted	not permitted	permitted	not permitted	not permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted

e. CIVIC SPACES (see Table 13)

* permitted within Open Spaces

Park	permitted	by Warrant	by Warrant	by Warrant	by Warrant	by Warrant
Green	permitted	permitted	by Warrant	by Warrant	by Warrant	not permitted
Square	not permitted	permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted

f. LOT OCCUPATION

Lot Width	40 ft. min 70 ft. max	20 ft. min 100 ft. max	40 ft. min 70 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	40 ft. min No max
Lot Coverage (maximum)	60%	80%	60% max	90% max	90% max	75% max

g. SETBACKS - PRINCIPAL BUILDING (see Table 15)

(g.1) Front Setback (Principal)	15 ft. min 25 ft. max	5 ft. min 15 ft. max	10 ft. min 25 ft. max	0 ft. min 10 ft. max	0 ft. min 10 ft. max	15 ft. min No max
(g.2) Front Setback (Secondary)	15 ft. min 25 ft. max	5 ft. min 15 ft. max	10 ft. min 25 ft. max	0 ft. min 10 ft. max	0 ft. min 10 ft. max	15 ft. min No max
(g.3) Side Setback	5 ft. min	0 ft. min	5 ft. min	0 ft. min	0 ft. min	5 ft. min
(g.4) Rear Setback	5 ft. min	5 ft. min	5 ft. min	0 ft. min *	0 ft. min	5 ft. min
Frontage Buildout	50% min	70% min	50% min	80% min	80% min	50% min

h. SETBACKS - OUTBUILDING (see Table 15)

(h.1) Front Setback	20 ft. min + bldg setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. min + bldg setback	not applicable	20 ft. min + bldg setback
(h.2) Side Setback	5 ft. min	0 ft. min or 3 ft.	0 ft. min or 3 ft.	0 ft. min or 3 ft.	not applicable	0 ft. min or 3 ft.
(h.3) Rear Setback	3 ft. min	3 ft. min	3 ft. min	3 ft. max	not applicable	3 ft. min

i. BUILDING DISPOSITION (see Table 9)

* or 15 ft. from center line of Rear Alley

Edgeyard	permitted	permitted	permitted	not permitted	not permitted	not permitted
Sidyard	not permitted	permitted	permitted	not permitted	By Warrant	not permitted
Rearyard	not permitted	permitted	permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	By Warrant	By Warrant

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
Porch & Fence	permitted	not permitted	permitted	not permitted	not permitted	not permitted
Terrace or Dooryard	not permitted	permitted	permitted	not permitted	not permitted	not permitted
Forecourt	not permitted	permitted	permitted	permitted	permitted	permitted
Stoop	not permitted	permitted	permitted	permitted	permitted	permitted
Shopfront & Awning	not permitted	permitted	permitted	permitted	permitted	permitted
Gallery	not permitted	permitted	permitted	permitted	permitted	permitted
Arcade	not permitted	not permitted	not permitted	not permitted	By Warrant	not permitted

k. BUILDING CONFIGURATION (see Table 8)

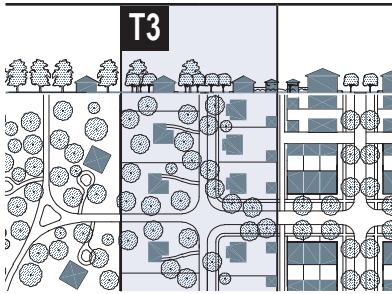
Principal Building	2 Stories min	3 Stories max*	2 Stories max	2 Stories max	5 Stories max**, 2 min	2 Stories max
Outbuilding	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max

ARTICLE 5

ARTICLE 4

* Only 2 stories permitted adjacent to existing single-family residential uses

**6 Stories permitted by Warrant



(see Table 1)

I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	68 ft. min 120 ft. max
Lot Coverage	50% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	20 ft min.
(g.3) Side Setback	18 ft min. total
(g.4) Rear Setback	24 ft min.
Frontage Buildout	50% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

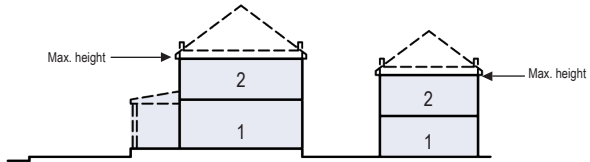
PARKING PROVISIONS

See Table 10 & Table 11

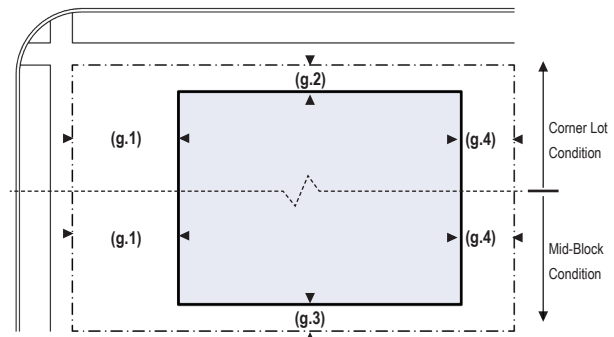
*or 15 ft. from center line of alley

BUILDING CONFIGURATION

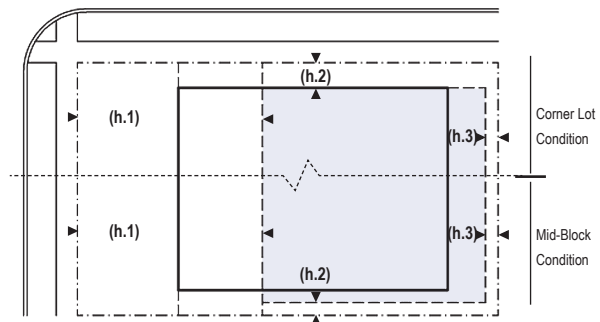
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 8.

**SETBACKS - PRINCIPAL BLDG**

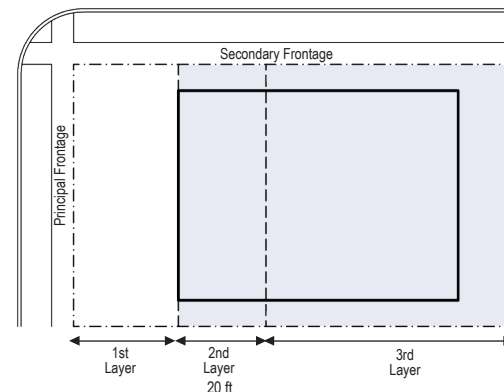
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

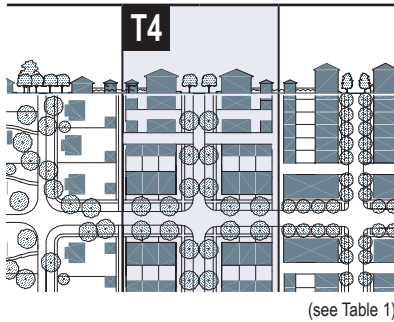
**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or Second Layer by Warrant.
3. Trash containers shall be stored within the Third Layer.





I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	3 stories max, 2 min
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	22 ft min 96 ft max
Lot Coverage	75% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	20 ft. max.
(g.2) Front Setback Secondary	12 ft. max
(g.3) Side Setback	0 ft. min., 8 ft. total max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	70% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

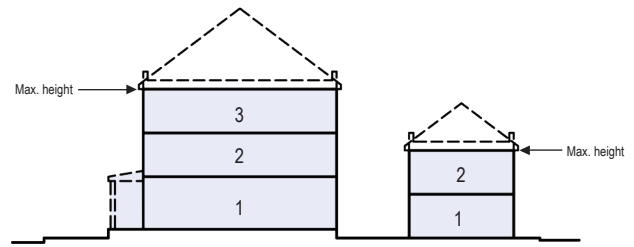
PARKING PROVISIONS

See Table 10 & Table 11

*or 15 ft. from center line of alley

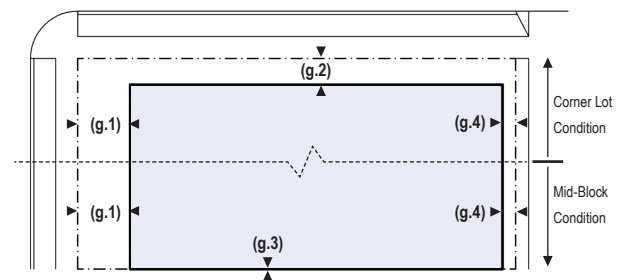
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



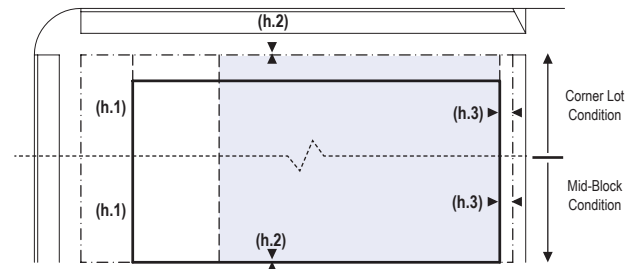
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



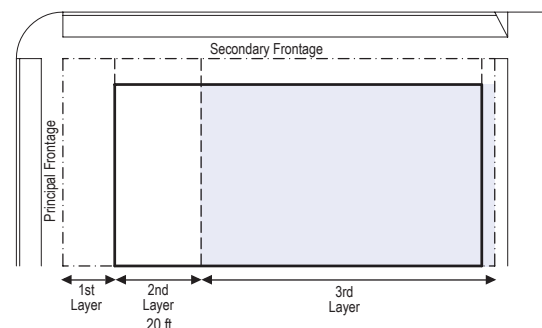
SETBACKS - OUTBUILDING

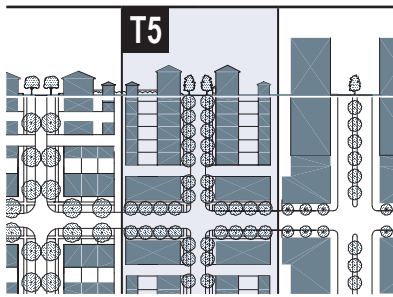
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the Third Layer.





(see Table 1)

I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	3 stories max. 2 min. *
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	22 ft min 300 ft max
Lot Coverage	90% max **

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	12 ft. max.
(g.2) Front Setback Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.***
Frontage Buildout	80% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS

See Table 10 & Table 11

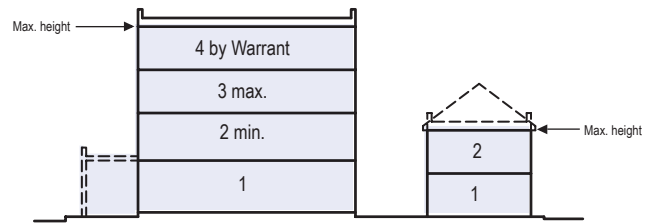
* 4 permitted by Warrant

** May be allocated per block rather than per lot.

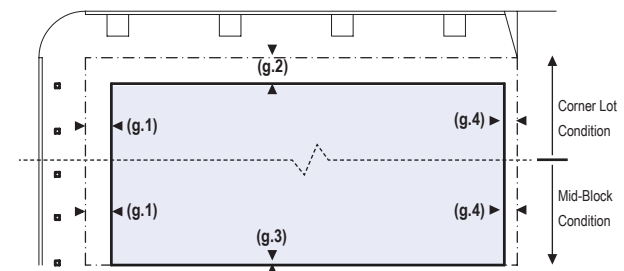
*** or 15 ft. from center line of alley

BUILDING CONFIGURATION

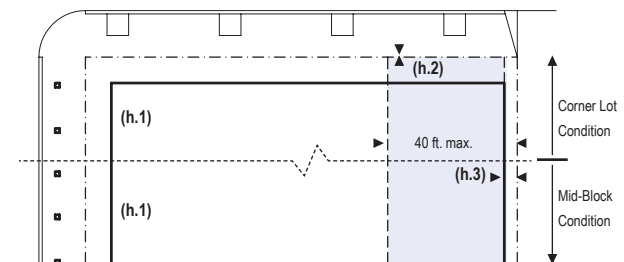
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.

**SETBACKS - PRINCIPAL BLDG**

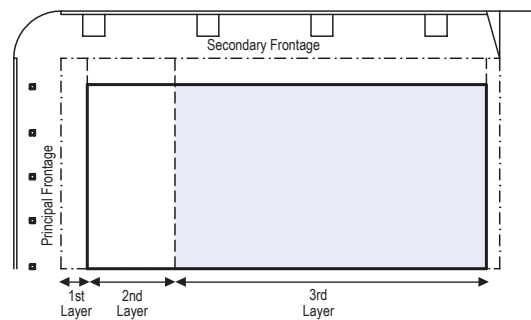
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

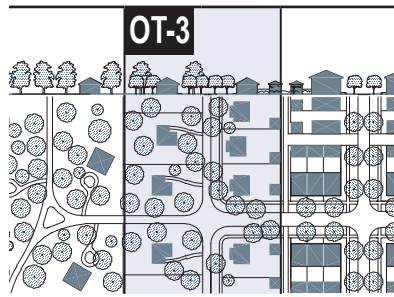
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the Third Layer.





(see Table 1B)

I. BUILDING FUNCTION (see Table 10 & Table 12A)

Residential	NA
Lodging	NA
Office	NA
Retail	NA

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14-B(f))

Lot Width	40 ft. min 70 ft. max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	15 ft. min. 25 ft. max.
(g.2) Front Setback Secondary	15 ft. min. 25 ft. max.
(g.3) Side Setback	5 ft. min.
(g.4) Rear Setback	5 ft. min.
Frontage Buildout	50% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	5 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14-B

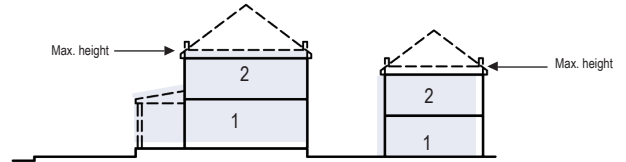
PARKING PROVISIONS

Parking (covered and uncovered) shall only be located in the second and third Layers.

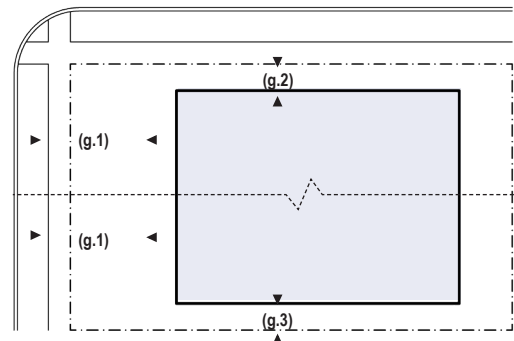
*or 15 ft. from center line of alley

BUILDING CONFIGURATION

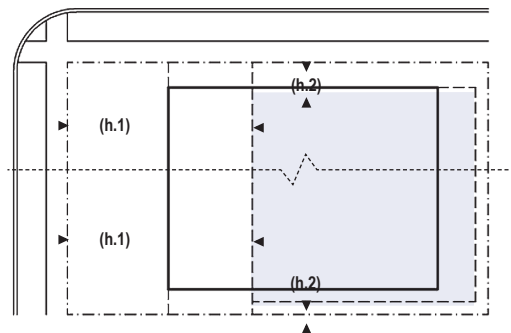
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 8.

**SETBACKS - PRINCIPAL BLDG**

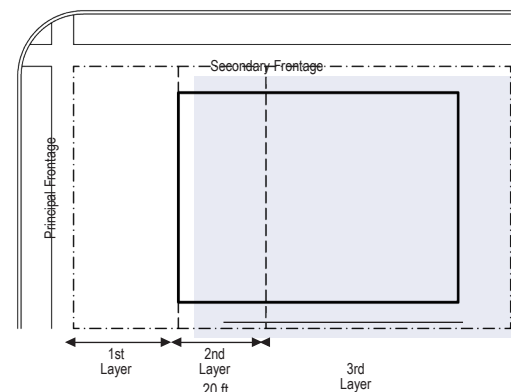
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

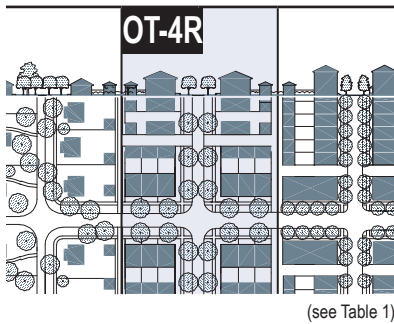
**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or Second Layer by Warrant.
3. Trash containers shall be stored within the Third Layer.



**I. BUILDING FUNCTION** (see Table 10 & Table 12A)

Residential	NA
Lodging	NA
Office	NA
Retail	NA

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14-B(f))

Lot Width	20 ft min. 100 ft max
Lot Coverage	80% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.
(g.3) Side Setback	0 ft.
(g.4) Rear Setback	5 ft. min.*
Frontage Buildout	70% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14B

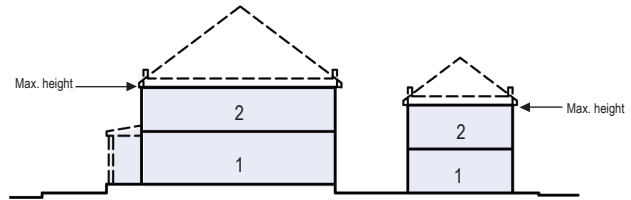
PARKING PROVISIONS

Parking (covered and uncovered) shall only be located in the third Layer.

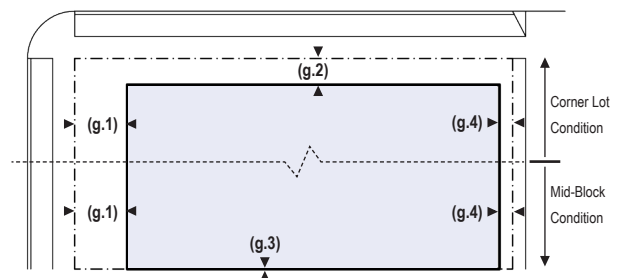
*or 15 ft. from center line of alley

BUILDING CONFIGURATION

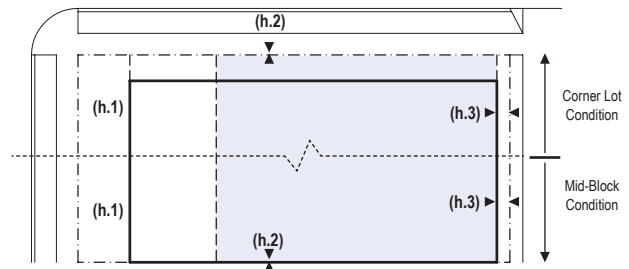
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.

**SETBACKS - PRINCIPAL BLDG**

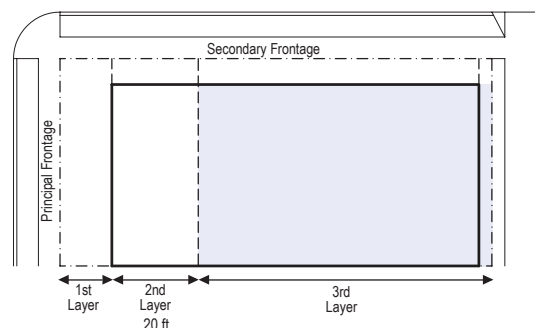
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

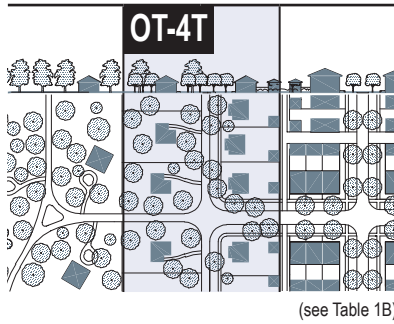
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the Third Layer.





I. BUILDING FUNCTION (see Table 10 & Table 12A)

Residential	NA
Lodging	NA
Office	NA
Retail	NA

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14-B(f))

Lot Width	40 ft. min 70 ft. max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	10 ft. min. 25 ft. max.
(g.2) Front Setback Secondary	10 ft min. 25 ft. max.
(g.3) Side Setback	5 ft min.
(g.4) Rear Setback	5 ft min.
Frontage Buildout	50% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	0 ft.
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7)

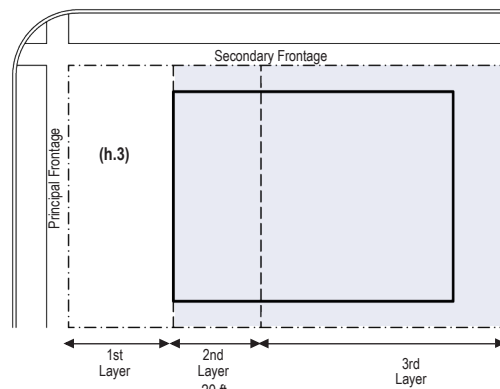
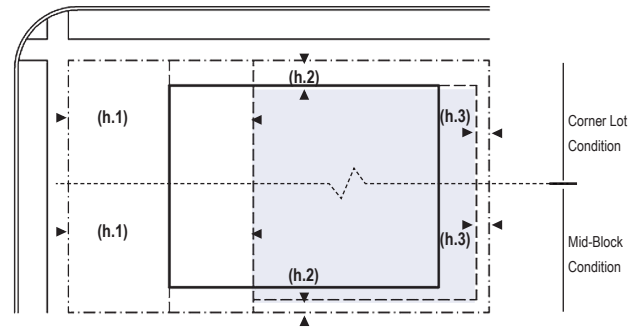
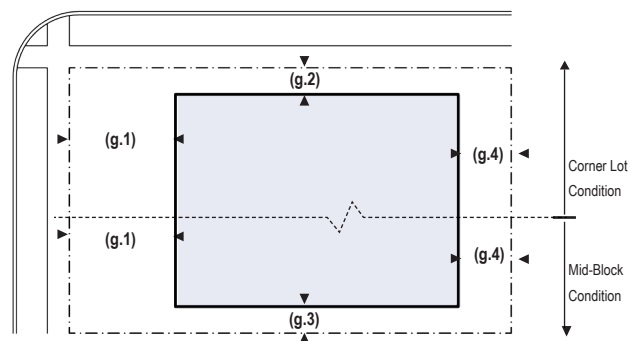
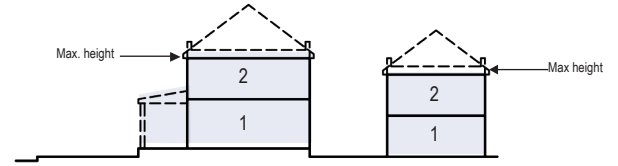
Common Yard	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

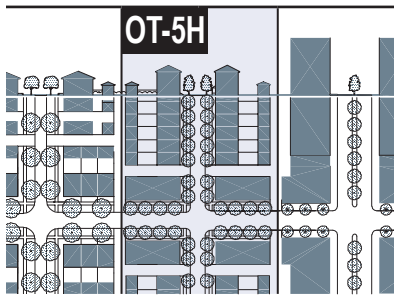
Refer to Summary Table 14-B

PARKING PROVISIONS

None. Parking (covered and uncovered) shall only be permitted in the second and third layers.

*or 15 ft. from center line of alley





(see Table 1)

I. BUILDING FUNCTION (see Table 10 & Table 12A)

Residential	NA
Lodging	NA
Office	NA
Retail	NA

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft min 96 ft max
Lot Coverage	90% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sidyard	not permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	0 ft. min. 10 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 10 ft. max.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout	80% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 3 ft at corner
(h.3) Rear Setback	3 ft. max.

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14B

PARKING PROVISIONS

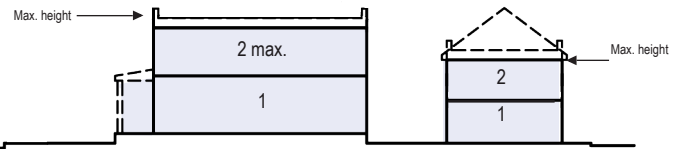
Shall be located in the third layer only.

*or 15 ft. from center line of alley

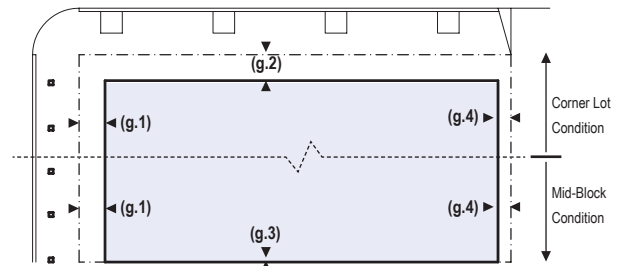
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

BUILDING CONFIGURATION

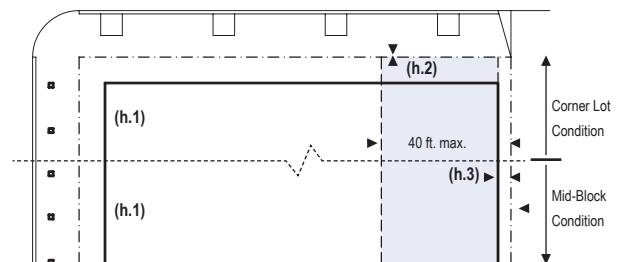
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.

**SETBACKS - PRINCIPAL BLDG**

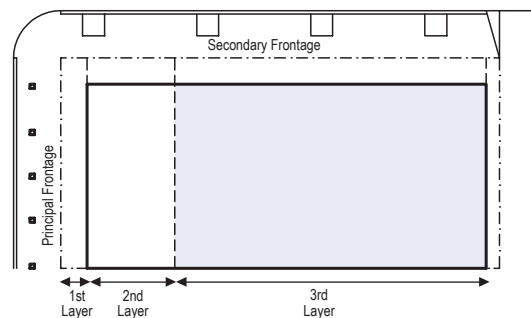
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

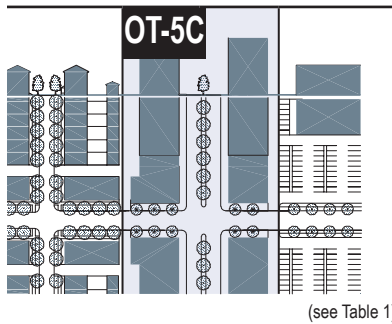
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the Third Layer.





I. BUILDING FUNCTION (see Table 10 & Table 12A)

Residential	NA
Lodging	NA
Office	NA
Retail	NA

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	5 stories max. (6 by warrant), 2 min.
Outbuilding	N/A

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft. min 400 ft. max
Lot Coverage	95% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sidyard	not permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	0 ft. min. 10 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 10 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

Front Setback	N/A
Side Setback	N/A
Rear Setback	N/A

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

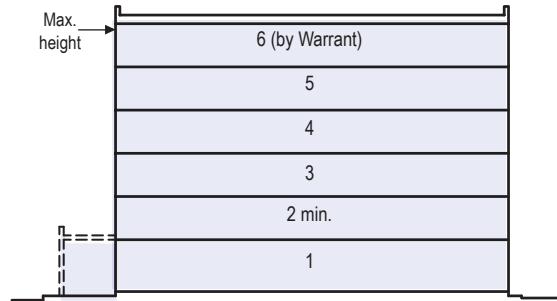
Refer to Summary Table 14B

PARKING PROVISIONS

Parking (uncovered and covered) shall be located in the third layer only.

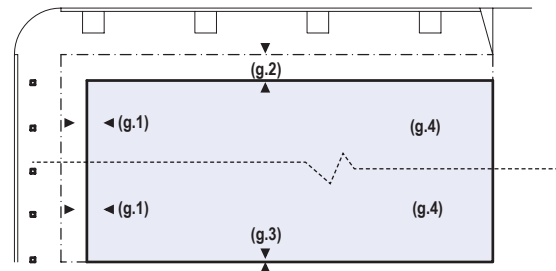
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft with with a maximum of 20 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Stepbacks, Recess Lines, and Extension Lines shall be as shown on Table 8.



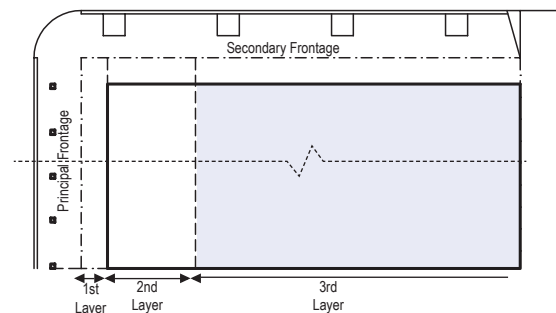
SETBACKS - PRINCIPAL BLDG

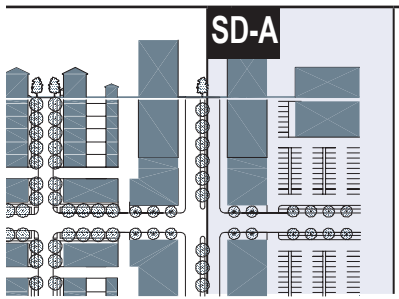
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the Third Layer.





(see Table 1)

I. BUILDING FUNCTION (see Table 10 & Table 12A)

Residential	open
Lodging	open
Office	open
Retail	open

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories max., 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	40 ft. min., No max
Lot Coverage	75% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	15 ft. min.
(g.2) Front Setback Secondary	15 ft. min.
(g.3) Side Setback	5 ft. min.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	50% min. at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min.
(h.2) Side Setback	3 ft. min.
(h.3) Rear Setback	3 ft. min.

j. PRIVATE FRONTAGES (see Table 7)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14B

PARKING PROVISIONS

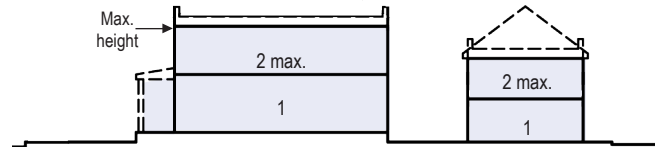
May be located in any lot layer.

*or 15 ft. from center line of alley (if one is provided)

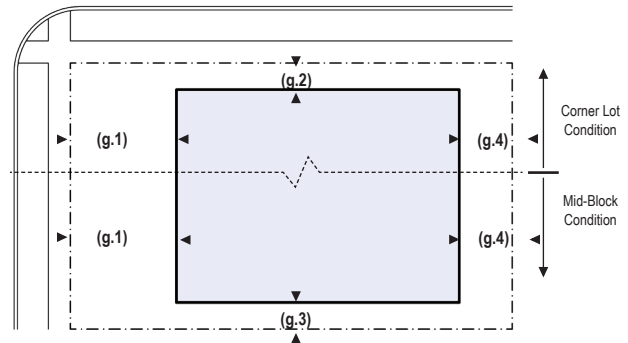
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

BUILDING CONFIGURATION

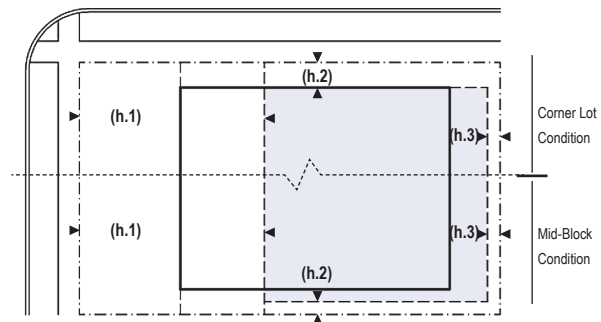
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft with a maximum of 20 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.

**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Parking spaces (both covered and uncovered) may be provided within any Layer as shown in the diagram (see Table 17d).
2. Trash containers may be stored within the any Layer.

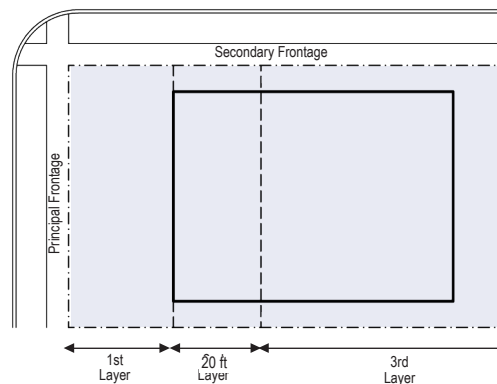


TABLE 16A: Sustainability - Wind Power. This table prescribes opportunities for the placement of types of wind-powered devices within the Transect.



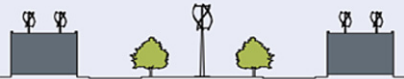
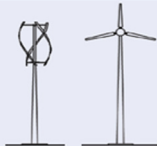









	T1	T2	T3	T4	T5	Specifics
Wind Farm		□	■			
Horizontal Axis		□	■	■		
Vertical Axis				■	■	■
Public Furniture				■	■	■

TABLE 16B: Sustainability - Solar Energy. This table shows opportunities for the placement of types of solar-powered devices within the Transect.

	T1	T2	T3	T4	T5	Specifics
Solar Farm						<div></div>
Roof Mounted Solar Panels						<div></div>
Public Furniture						<div></div>

Note: A solar dish/engine system also utilizes collectors tracking the sun on two axes, but it concentrates the energy at the focal point of a separate dish.

TABLE 16C: Sustainability - Food Production. This table shows ways of incorporating types of food production along the Transect.

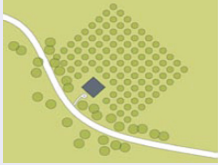
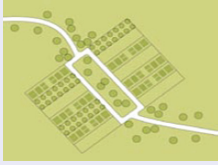
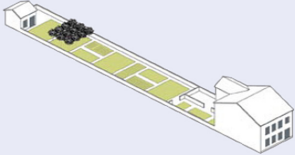
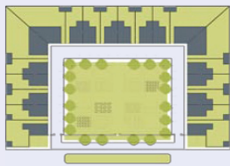
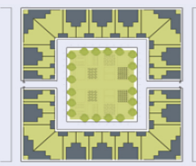
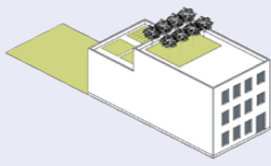
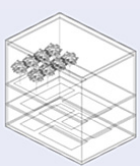
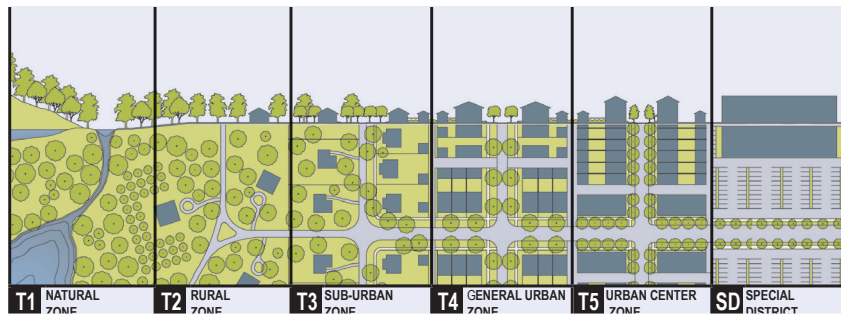
	T1	T2	T3	T4	T5	Specifics
<p>Farm</p> 	□	■				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Agricultural Plots</p> 		■	■			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Vegetable Garden</p> 	□	■	■	■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Urban Farm</p> 			■	■	■	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Community Garden</p> 		■	■	■	■	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Green Roof</p> <p>- Extensive</p> <p>- Semi Intensive</p> <p>- Intensive</p> 	□	■	■	■	■	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Vertical Axis</p> 					■	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

TABLE 16D: Composting and Recycling. This table shows opportunities for the placement of types of composting and recycling solutions within the Transect.

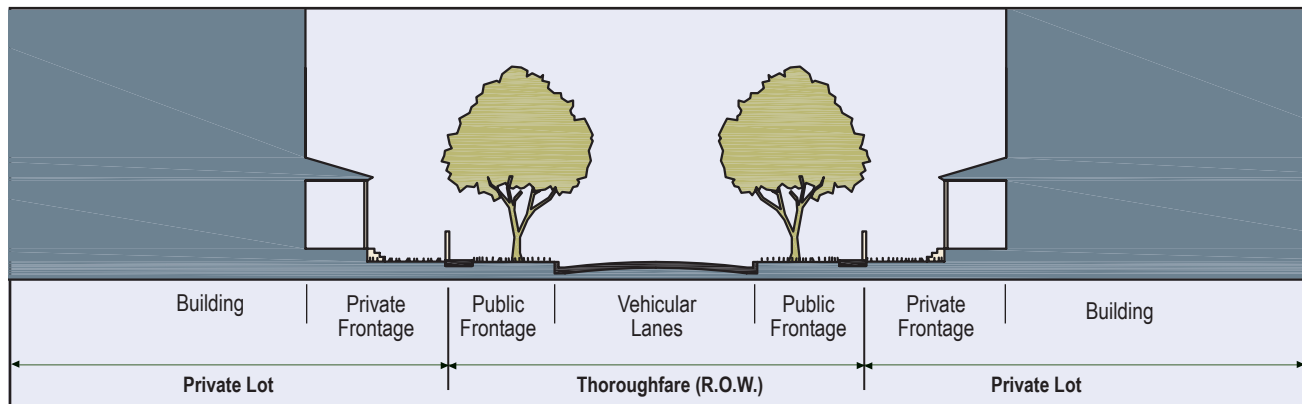
	T1	T2	T3	T4	T5	SD
On-Site Organics Processing		■				■
Self-Drop Collection Systems		■				
Optional/Competitive Collection		■	■			
Mandatory Curbside Collection				■	■	■
Centralized Composting Systems						■
Smaller Regional Composting		■	■			■
On-Site Processing		■	■			■
Re-Use Centers		■	■	■	■	■
Recycling Processing Centers		■	■	■	■	■
Once-Used Materials Storage		■	■			■
Transfer Stations		□	□	□	□	□
Disposal Facilities						

Hutto, Texas

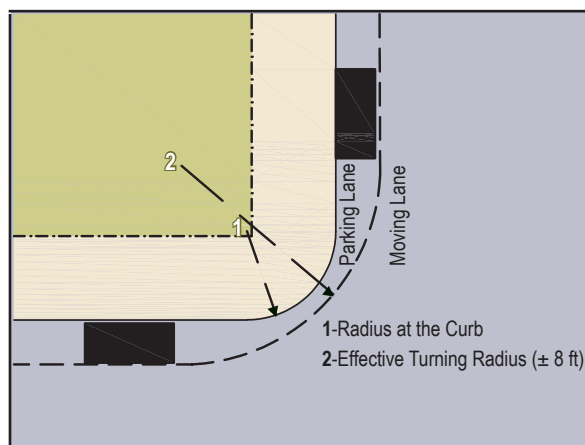


						Maint.	Cost
a. PAVING							
Compacted Earth	*	*	*			L	\$
Wood Planks	*	*	*			H	\$\$\$
Plastic Mesh/Geomat		*	*	*		L	\$
Crushed Stone/Shell		*	*	*		M	\$
Cast/Pressed Concrete Paver Block			*	*	*	L	\$\$
Grassed Cellular Plastic			*	*	*	M	\$\$\$
Grassed Cellular Concrete			*	*	*	M	\$\$\$
Pervious Asphalt			*	*	*	L	\$\$
Asphalt			*	*	*	L	\$
Concrete			*	*	*	L	\$\$
Pervious Concrete			*	*	*	L	\$\$
Stamped Asphalt			*	*	*	L	\$\$\$
Stamped Concrete			*	*	*	L	\$\$\$
Pea Gravel			*	*	*	M	\$
Stone/Masonry Paving Blocks				*	*	L	\$\$\$
Wood Paving Blocks on Concrete				*	*	L	\$\$\$
Asphalt Paving Blocks					*	M	\$\$
b. CHANNELING							
Natural Creek	*	*				L	\$
Terracing	*	*	*			M	\$\$
Vegetative Swale	*	*	*			L	\$
Drainage Ditch	*	*	*			L	\$
Stone/Rip Rap Channels		*	*	*		L	\$\$
Vegetative/Stone Swale		*	*	*	*	L	\$
Grassed Cellular Plastic			*	*	*	M	\$\$\$
Grassed Cellular Concrete			*	*	*	M	\$\$\$
Soakaway Trench			*	*	*	M	\$\$\$
Slope Avenue			*	*	*	M	\$\$\$
French Drain			*	*	*	M	\$
Shallow Channel Footpath			*	*	*	L	\$
Concrete Pipe			*	*	*	L	\$\$
Gutter			*	*	*	L	\$\$
Planting Strip Trench			*	*	*	L	\$
Masonry Trough				*	*	L	\$\$
Canal				*	*	H	\$\$\$
Sculpted Watercourse					*	M	\$\$\$
Concrete Trough					*	L	\$\$
Archimedeian Screw					*	L	\$\$\$
c. STORAGE							
Irrigation Pond		*	*			L	\$
Retention Basin w/Sloping Bank		*	*			L	\$\$
Retention Basin w/Fence		*	*	*		L	\$\$
Retention Hollow			*	*		M	\$
Detention Pond			*	*	*	L	\$
Vegetative Purification Bed			*	*	*	M	\$\$
Flowing Park			*	*	*	M	\$\$
Retention Pond			*	*	*	M	\$\$
Landscaped Tree Well				*	*	L	\$\$
Pool/Fountain				*	*	H	\$\$\$
Underground Vault/Pipe/Cistern-Corrugated Metal				*	*	L	\$\$
Underground Vault/Pipe/Cistern-Precast Concrete				*	*	L	\$\$
Underground Vault/Pipe/Cistern-Cast in place Concrete				*	*	L	\$\$\$
Grated Tree Well					*	L	\$\$
Underground Vault/Pipe/Cistern - Plastic					*	L	\$\$\$
Paved Basin					*	M	\$\$\$
d. FILTRATION							
Wetland/Swamp	*	*				L	\$
Filtration Ponds	*	*				L	\$\$
Shallow Marsh	*	*	*			M	\$
Surface Landscape	*	*	*			L	\$
Natural Vegetation	*	*	*	*	*	L	\$
Constructed Wetland		*	*			M	\$
Bio-Retention Swale		*	*			M	\$\$
Purification Biotope		*	*	*		H	\$\$
Green Finger		*	*	*	*	L	\$\$\$
Roof Garden		*	*	*	*	M	\$\$\$
Rain Garden			*	*		M	\$\$
Detention Pond			*	*		L	\$
Grassed Cellular Plastic			*	*		M	\$\$\$
Grassed Cellular Concrete			*	*		M	\$\$\$
Waterscapes				*	*	H	\$\$\$

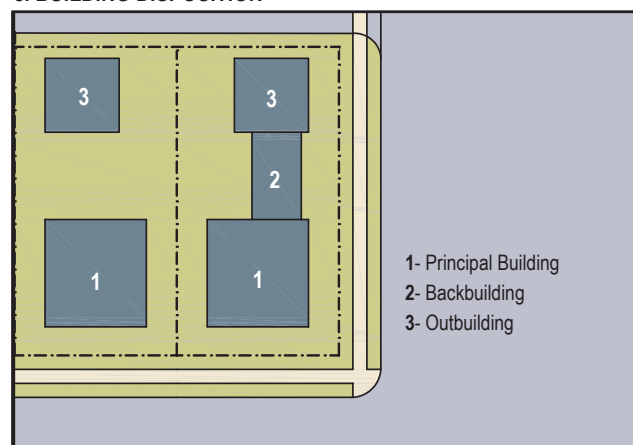
a. THOROUGHFARE & FRONTAGES



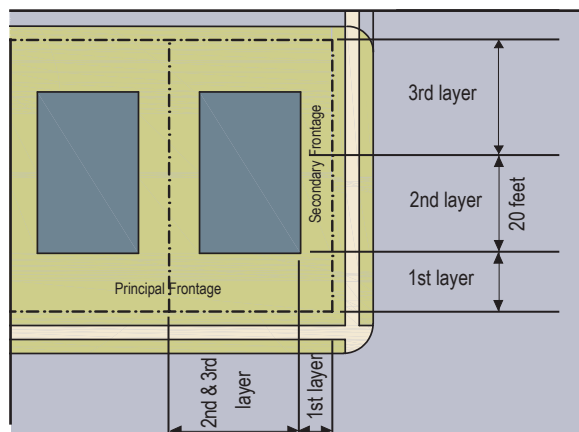
b. TURNING RADIUS



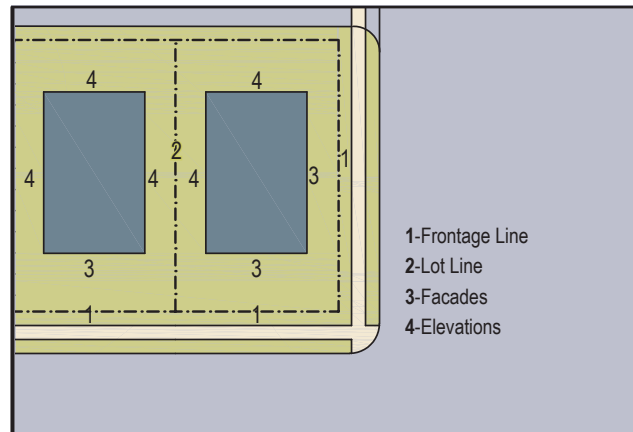
c. BUILDING DISPOSITION



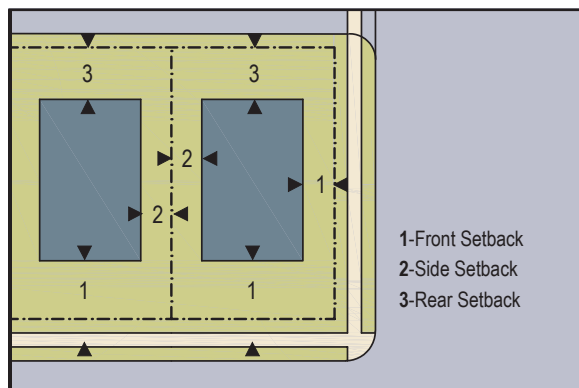
d. LOT LAYERS



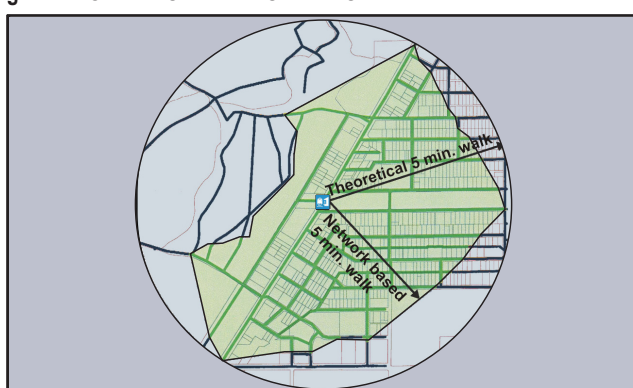
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED



DEFINITIONS

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, refer to the UDC. If a definition is not present in the UDC then the DRC shall determine the correct definition. Items in *italics* refer to *Articles*, *Sections*, or *Tables* in the SmartCode.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Sign: A sign that is not part of the total allowable square footage permitted for the building or façade on which it is placed.

Accessory Unit: an Apartment not greater than 800 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See *Table 10 and Table 17*. (Syn: ancillary unit)

Architectural Features: Ornamentation or decorative features attached to or protruding from or otherwise accentuating an exterior wall.

Adjusted Pedestrian Shed: a Pedestrian Shed that has been adjusted according to Section 3.2, creating the regulatory boundary of a Community Unit.

Affordable Housing: dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than 30% of the income of families earning no more than 80% of median incomes by family size for the county.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Alley Sign: A sign used to identify the alley entrance to a building or business.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Attic: the interior part of a building contained within a pitched roof structure.

Awning: A rigid roof-like cover extending out from the wall of a building to provide cover over windows or doors, that is supported by the exterior wall of the building, and that may include a type that can be retracted, folded, or collapsed against the face of a supporting building.

Awning Sign: A sign placed directly on top of an awning.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See **A-Grid**. (Syn: secondary grid.)

BRT: see **Bus Rapid Transit**.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 17*.

Base Density: the number of dwelling units per acre before adjustment for other Functions. See **Density**.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Bioswale: an extended Rain Garden that may run the length of the block

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

Brownfield: an area previously used primarily as an industrial site.

Bus Rapid Transit: a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

By Right: characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan (*Article 3, or Article 5*) that complies with the SmartCode and is permitted and processed administratively, without public hearing. See **Warrant** and **Variance**.

Canopy: Any non-rigid material such as fabric or flexible plastic, that is supported by or stretched over a frame, that is attached to an exterior wall, and that may include a type that can be retracted, folded, or collapsed against the face of a supporting building.

Canopy Sign: A sign that is an integral part of the canopy, which is painted on or applied to the canopy.

CLD or Clustered Land Development: a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination such as a general store, Meeting Hall, schoolhouse, or church. CLD takes the form of a small settlement standing free in the countryside. See *Table 14a*. (Syn: Hamlet, Conservation Land Development, cluster)

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves. See *Section 5.9.2*.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See *Table 13*.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *See Table 7.*

Community Unit: a regulatory category defining the physical form, Density, and extent of a settlement. The three Community Unit types addressed in this Code are CLD, TND, and RCD. The TOD Community Unit type may be created by an overlay on TND or RCD.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: an Edgeward building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. *See Table 9.*

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. *See Table 4A and Table 4B.*

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. *See Table 3A.*

Development Review Committee (DRC): Part of the Community Development Department, the DRC is comprised of a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Development and Design Committee

Developable Areas: lands other than those in the T1 Natural.

Development and Design Center (DDC): A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the Communities and buildings based on it.

Disposition: the placement of a building on its Lot. *See Table 9 and Table 17.*

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. *See Table 7.* (Variant: **Lightwell**, light court.)

DRC: Development Review Committee.

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. *See Section 5.10 and Table 3B-f.*

Edgeward Building: a building that occupies the center of its Lot with Setbacks on all sides. *See Table 9.*

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. *See Table 11.*

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. *See Table 17.*

Elevation: an exterior wall of a building not along a Frontage Line. *See Table 17.* See: **Facade.**

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Estate House: an Edgelyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. See *Table 8*. (Syn: transition line.)

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage. See *Table 8*.

Facade: the exterior wall of a building that is set along a Frontage Line. See **Elevation**.

First Layer: The area between the front property line and the required setback.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See *Table 7*.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**. See *Table 4A* and *Table 7*.

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See *Table 17*.

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted*, *Limited*, or *Open*, according to the intensity of the use. See *Table 10* and *Table 12*.

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. See *Table 7*.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. See *Table 13*.

Green Roof: a roof partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. (Syn: eco-roof, living roof, greenroof)

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites. (Variant: Grayfield.)

Hamlet: See **CLD**. (Syn: cluster, settlement.)

Hanging Sign: A sign attached to the underside of a canopy, awning, or other support structure.

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the

Restricted Office category. *See Table 10.*

House: an Edgelyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

Infill: *noun* - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. *verb*- to develop such areas.

Infill RCD: a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Long or Linear Pedestrian Shed and consisting of T-4 and/or T-5 Zones. An Infill RCD is permitted By Right in the G-4 Infill Growth Sector and is regulated by Article 4. *See Section 4.2.3. (Var: downtown.)*

Infill TND: a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Standard Pedestrian Shed and consisting of T-3, T-4, and/or T-5 Zones. An Infill TND is permitted By Right in the G-4 Infill Growth Sector and is regulated by Article 4. *See Section 4.2.2. (Var: neighborhood.)*

Inn: a Lodging type, offering up to 12 bedrooms, permitted to serve breakfast in the mornings to guests. *See Table 10.*

Intensive Green Roof: characterized by thick soil depths (up to 4'), heavy weights and elaborate plantings that include shrubs and trees. Intensive Green Roofs are usually installed over concrete roof decks to bear the weight. They require considerable maintenance.

Layer: a range of depth of a Lot within which certain elements are permitted. *See Table 17.*

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. *See Table 7. (Syn: light court.)*

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. It may be used to structure a TND, RCD, Infill TND, or Infill RCD. (Syn: elongated pedestrian shed.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. *See Work-Live. (Syn.: flexhouse.)*

Lodging: premises available for daily and weekly renting of bedrooms. *See Table 10 and Table 12.*

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Community Unit type. *See Pedestrian Shed.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Meeting Hall: a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Mural: Artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Excludes any commercial message.

Mural Sign: Artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance in addition to advertising a business. The advertisement of such a sign shall not exceed twenty-five (25) percent of the completed mural area.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Network Pedestrian Shed: a Pedestrian Shed adjusted for average walk times along Thoroughfares. This type may be used to structure Infill Community Plans. *See Table 17.*

Non Conforming Building: a Non Conforming Building or structure is one that lawfully existed before enactment of a zoning ordinance or change in zoning regulations and that may be maintained after the effective date of this Code, although it no longer complies with the dimensional (Setbacks, Building Disposition, and/or Building Configuration) standards for the Building or structure of the newly applicable Code.

Non-Commercial Sign: A work of art or message which is political, religious, or pertaining to point of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered, or existing.

Non Conforming Use: a Non Conforming Use is a Use of land or buildings or both that lawfully existed before enactment of a zoning ordinance or change in zoning regulations and that may be maintained after the effective date of this Code, although it no longer complies with use or Building Function restrictions newly applicable to the area.

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. *See Table 10*

Old Town: The 1911 incorporated geographic area of Hutto including the City of Hutto Co-Op property outline within the historic overlay zone in the UDC.

Old Town Master Plan: is a component element of Hutto's Comprehensive Plan which establishes the vision, goals, objectives, and implementation recommendations for the redevelopment of Hutto's 1911 incorporated geographic area; duly adopted by City Council after community input and deliberation.

Old Town Regulating Plan: Is Exhibits "1A & 1B" a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, location of Frontages, Special Districts, and Special Requirements applicable to the Old Town area subject to the standards in this Code.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 17.*

Park: a Civic Space type that is a natural preserve available for unstructured recreation. *See Table 13.*

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts

through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities. See **Standard, Long, Linear** or **Network Pedestrian Shed**. (Syn: walkshed, walkable catchment.)

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Pole Sign: A free-standing sign, usually double-faced, with visible support structure consisting of a round pole, square tube, or other fabricated member, without any type of secondary support, and with the bottom edge of the sign face positioned where it is six feet or more above finished **grade**.

Primary Sign: The most dominant sign on the building. This may be a single sign or a combination of signs providing that the total square footage of the primary sign or signs does not exceed the total allowable square footage permitted for the façade the sign is to be placed on.

Principal Building: the main building on a Lot, usually located toward the Frontage. See *Table 17*.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages of a corner Lot. See **Frontage**.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. See *Table 7* and *Table 17*.

Projection Sign: A sign which is supported by an exterior corner of a building.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. See *Table 4A* and *Table 4B*.

Rain Garden: sunken garden using native plants. Trees may be included.

RCD: see **Regional Center Development**.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See *Table 9*. (Var: Rowhouse, Townhouse, Apartment House)

Recess Line: a line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line. See *Table 8*.

Regional Center: Regional Center Development or RCD.

Regional Center Development (RCD): a Community Unit type structured by a Long Pedestrian Shed or Linear Pedestrian Shed, which may be adjoined without buffers by one or several Standard Pedestrian Sheds, each with the individual Transect Zone requirements of a TND. RCD takes the form of a high-Density Mixed Use center connected to other centers by transit. See *Table 14a*. (Var: town center, downtown. Syn: **Regional Center**)

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service. See *Table 10 and Table 12*.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See **Special Requirements**.

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). See *Table 3A*.

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See **Rearyard Building**. (Syn: **Townhouse**)

Rural Boundary Line: the extent of potential urban growth as determined by existing geographical determinants. The Rural Boundary Line is permanent.

Second Layer: 20 foot depth from the front Facade.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See *Table 17*.

Secondary Sign: A sign that is intended to supplement or complement the primary sign, and is subordinate to the primary sign, which is included in the total allowable square footage permitted for the building.

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.7*. See *Table 14g*. (Var: build-to-line.)

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function. See *Table 11*.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. See *Table 7*.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. See *Table 9*.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. See *Table 9*.

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones specified by the SmartCode. Special Districts may be mapped and regulated at the regional scale or the community scale.

Special Flood Hazard Area: a designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation.

Special Requirements: provisions of Section 3.9, and Section 5.3 of this Code and/or the associated designations on a Regulating Plan or other map for those provisions.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See *Table 13*.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See *Pedestrian Shed*.

Stepback: a building Setback of a specified distance that occurs at a prescribed number of Stories above the ground. See *Table 8*.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See *Table 7*.

Story: a habitable level within a building, excluding an Attic or raised basement. See *Table 8*.

Street (ST): a local urban Thoroughfare of low speed and capacity. See *Table 3B* and *Table 4B*.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See *Section 5.7.5f*.

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Third Layer: that portion of the Lot that is not within the First and Second Layers.

Third Place: a private building that includes a space conducive to unstructured social gathering. Examples of Third Places include bars, cafés and corner stores.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 3A*, *Table 3B* and *Table 17a*.

TND: Traditional Neighborhood Development, a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination consisting of a Mixed Use center or Corridor, and in the form of a medium-sized settlement near a transportation route. See *Table 14a*. (Syn: village. Variant: **Infill TND**, neighborhood.)

TOD: Transit Oriented Development. TOD is created by an overlay on all or part of a TND or RCD, or by designation on a Regional Plan, permitting increased Density to support rail or Bus Rapid Transit (BRT) as set forth in *Section 5.9.2d*.

Townhouse: See **Rearyard Building**. (Syn: **Rowhouse**)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See Table 1.*

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Table 3B and Table 17.*

Urban Boundary Line: the extent of potential urban growth as determined by the projected demographic needs of a region. The Urban Boundary Line may be adjusted from time to time.

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Urbanized: generally, developed. Specific to the SmartCode, developed at T-3 (Sub-Urban) Density or higher.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (*Section 1.3*). Variances are usually granted by the Board of Appeals in a public hearing. *See Section 1.5.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent (*Section 1.3*). Warrants are usually granted administratively by the DRC. *See Section 1.5.*

Window Sign: A sign affixed to the interior or exterior of a window or placed immediately behind a windowpane.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. *See Live-Work. (Syn: Live-With.)*

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. *See Regulating Plan.*

